

STATEMENT OF INFORMATION

54 LEE-ANN CRESCENT, CROYDON, VIC
PREPARED BY KENNETH OOI, KENNETH OOI, OFFICE PHONE: 430121802



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



54 LEE-ANN CRESCENT, CROYDON, VIC

 3  1  2

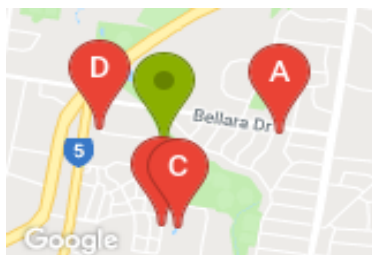
Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: \$580,000 to \$638,000

Provided by: Kenneth Ooi, Kenneth Ooi

MEDIAN SALE PRICE



CROYDON, VIC, 3136

Suburb Median Sale Price (House)

\$778,769

01 July 2017 to 30 June 2018

Provided by: 

COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



27 BELLARA DR, MOOROOLBARK, VIC 3138

 3  1  2

Sale Price

***\$623,000**

Sale Date: 02/07/2018

Distance from Property: 756m



42 EVANS DR, CROYDON, VIC 3136

 3  2  1

Sale Price

****\$629,950**

Sale Date: 02/07/2018

Distance from Property: 592m



21 ORBELL-JONES CRT, CROYDON, VIC 3136

 3  2  1

Sale Price

***\$626,800**

Sale Date: 12/06/2018

Distance from Property: 624m



This report has been compiled on 18/07/2018 by Kenneth Ooi. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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19 RODLEIGH ST, CROYDON, VIC 3136

 3  1  1

Sale Price

\$590,000

Sale Date: 14/04/2018

Distance from Property: 424m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

54 LEE-ANN CRESCENT, CROYDON, VIC

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

\$580,000 to \$638,000

Median sale price

Median price

\$778,769

House

X

Unit


Suburb

CROYDON

Period

01 July 2017 to 30 June 2018

Source



Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent’s representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
27 BELLARA DR, MOOROOLBARK, VIC 3138	*\$623,000	02/07/2018
42 EVANS DR, CROYDON, VIC 3136	**\$629,950	02/07/2018
21 ORBELL-JONES CRT, CROYDON, VIC 3136	*\$626,800	12/06/2018
19 RODLEIGH ST, CROYDON, VIC 3136	\$590,000	14/04/2018