

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

47 Taronga Crescent, Croydon Vic 3136

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$560,000

&

\$616,000

### Median sale price

Median price \$718,000

Property Type House

Suburb Croydon

Period - From 25/09/2018

to

24/09/2019

Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

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

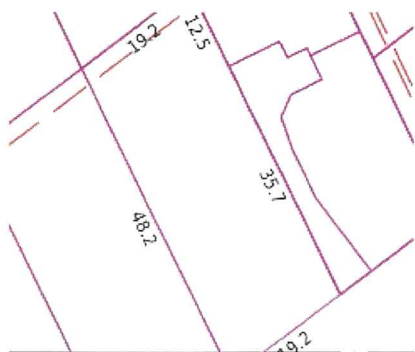
	Address of comparable property	Price	Date of sale
1	21 Cameron Rd, Croydon, Vic 3136, Australia	\$590,000	10/05/2019
2	5 Caromar St CROYDON 3136	\$615,000	11/06/2019
3	5 Glen Dhu Rd KILSYTH 3137	\$575,000	03/08/2019

OR

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

25/09/2019 12:20



**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 924 sqm approx

Agent Comments

**Indicative Selling Price**

\$560,000 - \$616,000

**Median House Price**

25/09/2018 - 24/09/2019: \$718,000

## Comparable Properties

21 Cameron Rd, Croydon, Vic 3136, Australia (REI)

Agent Comments



**Price:** \$590,000

**Method:**

**Date:** 10/05/2019

**Property Type:** House



5 Caromar St CROYDON 3136 (REI/VG)

Agent Comments



**Price:** \$615,000

**Method:** Private Sale

**Date:** 11/06/2019

**Property Type:** House

**Land Size:** 490 sqm approx



5 Glen Dhu Rd KILSYTH 3137 (REI)

Agent Comments



**Price:** \$575,000

**Method:** Private Sale

**Date:** 03/08/2019

**Rooms:** 4

**Property Type:** House

**Land Size:** 393 sqm approx