

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

11a Tatiara Avenue, Croydon North Vic 3136

Indicative selling price

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

Range between \$1,450,000 & \$1,510,000

Median sale price

Median price \$839,500 House X Unit Suburb Croydon North

Period - From 01/01/2018 to 31/12/2018 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	79 Evans Dr CROYDON 3136	\$1,440,000	15/10/2018
2	15 French St CROYDON 3136	\$1,420,000	27/10/2018
3	4 Crestview Ct CROYDON NORTH 3136	\$1,285,000	14/02/2019

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.



Rooms:
Property Type: House (Res)
Land Size: 1281 sqm approx
Agent Comments

Indicative Selling Price
\$1,450,000 - \$1,510,000
Median House Price
Year ending December 2018: \$839,500

Comparable Properties



79 Evans Dr CROYDON 3136 (REI/VG)

Agent Comments



Price: \$1,440,000
Method: Private Sale
Date: 15/10/2018
Rooms: -
Property Type: House
Land Size: 636 sqm approx



15 French St CROYDON 3136 (REI/VG)

Agent Comments



Price: \$1,420,000
Method: Private Sale
Date: 27/10/2018
Rooms: -
Property Type: House (Res)
Land Size: 847 sqm approx



4 Crestview Ct CROYDON NORTH 3136 (REI)

Agent Comments



Price: \$1,285,000
Method: Private Sale
Date: 14/02/2019
Rooms: -
Property Type: House
Land Size: 2058 sqm approx