

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for	sale
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Address	11a Tatiara Avenue, Croydon North Vic 3136
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,450,000	&	\$1,510,000
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Median sale price

Median price	\$839,500	Hou	ise X	Unit		Sı	uburb	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.

Add	dress 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.

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Indicative Selling Price

\$1,450,000 - \$1,510,000 **Median House Price**

Year ending December 2018: \$839,500









Rooms:

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

Agent Comments

Comparable Properties



79 Evans Dr CROYDON 3136 (REI/VG)





Price: \$1,440,000 Method: Private Sale Date: 15/10/2018

Rooms: -

Property Type: House Land Size: 636 sqm approx **Agent Comments**



15 French St CROYDON 3136 (REI/VG)





Price: \$1,420,000 Method: Private Sale Date: 27/10/2018

Rooms: -

Property Type: House (Res) Land Size: 847 sqm approx

Agent Comments



4 Crestview Ct CROYDON NORTH 3136 (REI)





Price: \$1,285,000 Method: Private Sale Date: 14/02/2019

Rooms: -

Property Type: House Land Size: 2058 sqm approx **Agent Comments**

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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