

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# U12/8-12 Landale Avenue, CROYDON 3136

### Indicative selling price

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

**Range \$395,000 - \$434,500**

### Median sale price

Median **House** for **CROYDON** for period **Jan 2019 - Mar 2019**

Sourced from **Pricefinder**.

**\$545,000**

### Comparable property sales

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 the most comparable to the property for sale.

**1/70 Lusher Road,**  
Croydon 3136

**Price \$395,000** Sold 14 April  
2019

**1/110 Croydon Road,**  
Croydon 3136

**Price \$430,500** Sold 29  
January 2019

**4/300 Mt Dandenong Road,**  
Croydon 3136

**Price \$412,000** Sold 31  
March 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

House

 **2 beds**

 **1 baths**

 **2 parking**

### Ray White Croydon

71 Main Street,  
Croydon VIC 3136

### Contact agents



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