

## Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

4 Jarrod Place Croydon North VIC 3136

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price

or range  
between

\$750,000

&

\$820,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$790,000

\*House

X

\*Unit

Suburb

Croydon North

Period-from

01 Jun 2018

to

31 May 2019

Source

Corelogic

### 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 6 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

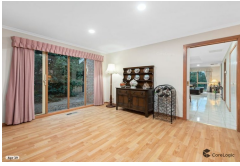
5 Fiscom Court Croydon North VIC 3136	\$835,000	02-May-19
13-15 Karingal Street Croydon North VIC 3136	\$820,000	26-Feb-19
8 Fiscom Court Croydon North VIC 3136	\$815,000	07-Feb-19

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 6 months.~~

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**5 Fiscom Court Croydon North VIC 3136**

Sold Price

<sup>RS</sup> **\$835,000**

Sold Date

**02-May-19**

4 2 2

Distance

**1.29km**



**13-15 Karingal Street Croydon North VIC 3136**

Sold Price

**\$820,000** <sup>UN</sup>

Sold Date

**26-Feb-19**

4 2 2

Distance

**1.54km**



**8 Fiscom Court Croydon North VIC 3136**

Sold Price

**\$815,000**

Sold Date

**07-Feb-19**

4 2 2

Distance

**1.3km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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