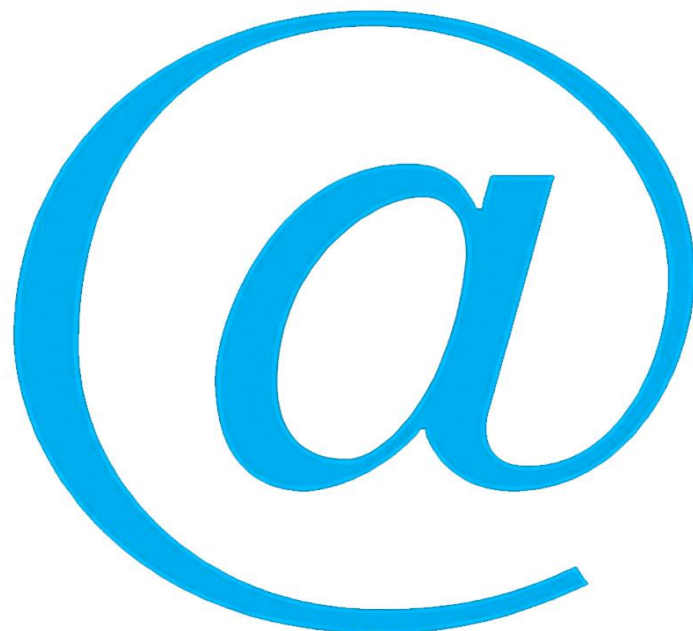


# STATEMENT OF INFORMATION

1 VICTORY STREET, CROYDON, VIC  
PREPARED BY KENNETH OOI, KENNETH OOI, OFFICE PHONE: 430121802



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**1 VICTORY STREET, CROYDON, VIC**

 3  2  4

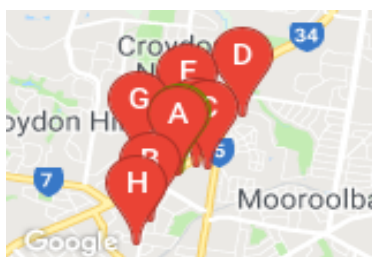
### Indicative Selling Price

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

**Price Range: \$640,000 to \$704,000**

Provided by: Kenneth Ooi, Kenneth Ooi

## MEDIAN SALE PRICE



**CROYDON, VIC, 3136**

Suburb Median Sale Price (House)

**\$778,769**

01 July 2017 to 30 June 2018

Provided by: 

## COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



**1/6 VICTORY ST, CROYDON, VIC 3136**

 3  2  2

Sale Price

**\$665,000**

Sale Date: 25/04/2018

Distance from Property: 31m



**3/11 NORMAN RD, CROYDON, VIC 3136**

 3  2  2

Sale Price

**\$685,000**

Sale Date: 25/04/2018

Distance from Property: 792m



**5/118 DORSET RD, CROYDON, VIC 3136**

 3  2  2

Sale Price

**\$675,000**

Sale Date: 11/04/2018

Distance from Property: 378m



This report has been compiled on 20/07/2018 by Kenneth Ooi. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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**12 ERIC ST, CROYDON, VIC 3136**

 3  1  1

Sale Price

**\$645,000**

Sale Date: 19/03/2018

Distance from Property: 1.2km



**4/32 BONNIE VIEW RD, CROYDON NORTH,**

 3  1  1

Sale Price

**\$685,000**

Sale Date: 17/03/2018

Distance from Property: 601m



**5/298 MAROONDAH HWY, CROYDON, VIC**

 3  2  2

Sale Price

**\*\$690,000**

Sale Date: 13/03/2018

Distance from Property: 240m



**46 ALICE ST, CROYDON NORTH, VIC 3136**

 3  1  2

Sale Price

**\$660,500**

Sale Date: 17/02/2018

Distance from Property: 575m



**41 CROYDON RD, CROYDON, VIC 3136**

 3  1  2

Sale Price

**\*\$715,000**

Sale Date: 13/06/2018

Distance from Property: 1.2km



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

1 VICTORY STREET, CROYDON, VIC

Indicative selling price

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

Price Range:

\$640,000 to \$704,000

Median sale price

Median price

\$778,769

House

Unit


Suburb

CROYDON

Period

01 July 2017 to 30 June 2018

Source



Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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
1/6 VICTORY ST, CROYDON, VIC 3136	\$665,000	25/04/2018
3/11 NORMAN RD, CROYDON, VIC 3136	\$685,000	25/04/2018
5/118 DORSET RD, CROYDON, VIC 3136	\$675,000	11/04/2018
12 ERIC ST, CROYDON, VIC 3136	\$645,000	19/03/2018

4/32 BONNIE VIEW RD, CROYDON NORTH, VIC 3136	\$685,000	17/03/2018
5/298 MAROONDAH HWY, CROYDON, VIC 3136	*\$690,000	13/03/2018
46 ALICE ST, CROYDON NORTH, VIC 3136	\$660,500	17/02/2018
41 CROYDON RD, CROYDON, VIC 3136	*\$715,000	13/06/2018