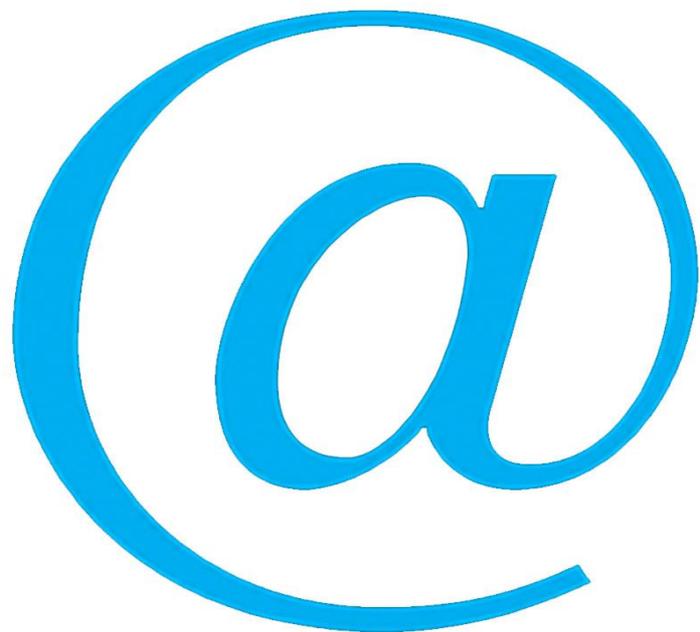


# STATEMENT OF INFORMATION

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

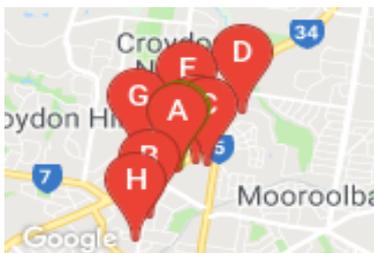
### Indicative Selling Price

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: pricefinder

## 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)

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.



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, VIC 3136

3 1 1

Sale Price

**\$685,000**

Sale Date: 17/03/2018

Distance from Property: 601m



5/298 MAROONDAH HWY, CROYDON, VIC 3136

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

pricfinder

### 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