

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2/69 HEWISH ROAD, CROYDON, VIC

 2  1  1

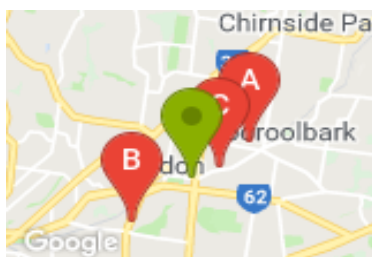
Indicative Selling Price

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

Price Range: \$425,000 to \$460,000

Provided by: Danielle Scorer, i-TRAK Real Estate Pty Ltd

MEDIAN SALE PRICE



CROYDON, VIC, 3136

Suburb Median Sale Price (Unit)

\$564,000

01 January 2018 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.



1/16 NEWMAN RD, MOOROOLBARK, VIC 3138

 2  1  1

Sale Price

***\$425,000**

Sale Date: 24/04/2018

Distance from Property: 1.8km



2/77 BAYSWATER RD, CROYDON, VIC 3136

 2  1  1

Sale Price

\$482,000

Sale Date: 17/04/2018

Distance from Property: 2km



2/5 KINCUMBER DR, CROYDON, VIC 3136

 2  1  1

Sale Price

\$435,000

Sale Date: 13/03/2018

Distance from Property: 764m



This report has been compiled on 02/08/2018 by i-TRAK Real Estate Pty Ltd. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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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

2/69 HEWISH ROAD, CROYDON, VIC

Indicative selling price

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

Price Range:

\$425,000 to \$460,000

Median sale price

Median price

\$564,000

House

Unit

X


Suburb

CROYDON

Period

01 January 2018 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
1/16 NEWMAN RD, MOOROOLBARK, VIC 3138	*\$425,000	24/04/2018
2/77 BAYSWATER RD, CROYDON, VIC 3136	\$482,000	17/04/2018
2/5 KINCUMBER DR, CROYDON, VIC 3136	\$435,000	13/03/2018