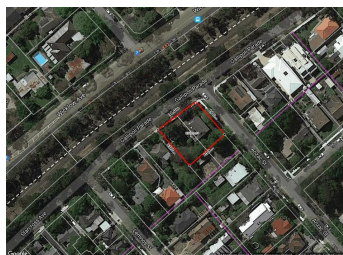


## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**19, 21, 23 ANZAC STREET & 13 GALLIPOLI**  11  4  6

### Indicative Selling Price

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

**Price Range: \$3,000,000 to \$3,300,000**

Provided by: Andrew Lawrence, i-TRAK Real Estate Pty Ltd

## MEDIAN SALE PRICE



**CROYDON, VIC, 3136**

Suburb Median Sale Price (House)

**\$785,000**

01 July 2017 to 31 December 2017

Provided by: 

## COMPARABLE PROPERTIES

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 six months.



**11 VERNON ST, CROYDON, VIC 3136**

 2  1  1

Sale Price

**\*\*\$3,050,000**

Sale Date: 28/12/2017

Distance from Property: 402m



**20 LUSHER RD, CROYDON, VIC 3136**

 2  1  2

Sale Price

**\*\*\$3,000,000**

Sale Date: 27/12/2017

Distance from Property: 444m



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

19, 21, 23 ANZAC STREET & 13 GALLIPOLI PARADE, CROYDON

Indicative selling price

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

Price Range:

\$3,000,000 to \$3,300,000

Median sale price

Median price

\$785,000

House

X

Unit


Suburb

CROYDON

Period

01 July 2017 to 31 December 2017

Source



Comparable property sales

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 six months.

Address of comparable property	Price	Date of sale
11 VERNON ST, CROYDON, VIC 3136	**\$3,050,000	28/12/2017
20 LUSHER RD, CROYDON, VIC 3136	**\$3,000,000	27/12/2017