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**Biggin & Scott**  
MITCHAM

## Statement of Information

# Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

## PROPERTY OFFERED FOR SALE

### 4 LUTON COURT, CROYDON VIC 3136

#### Indicative selling price

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

Price range  
between

**\$650,000**

&

**\$710,000**

#### Median sale price

Unit In Croydon

Median price

**\$573,000**

\*House

\*unit

**X**

Suburb  
or locality

**CROYDON VIC 3136**

Period - From

**1/10/2017**

**21/12/2017**

Source

**R.E.I.V**

#### Comparable property sales

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six 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. 1/ 69 Kent Avenue, Croydon 3136	<b>\$682,500</b>	<b>17 Jan 2018</b>
2. 4/32 Lusher Road , Croydon 3136	<b>\$680,000</b>	<b>19 Feb 2018</b>
3. 3/17 Edith Avenue, Croydon 3136	<b>\$690,000</b>	<b>26 Feb 2018</b>