

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

11 Janson Court, Croydon North Vic 3136

### Indicative selling price

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

Range between

\$675,000

&

\$740,000

### Median sale price

Median price

\$845,000

Property Type

House

Suburb

Croydon North

Period - From

04/06/2019

to

03/06/2020

Source

REIV

### Comparable property sales (\*Delete A or B below as applicable)

~~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                              |       |              |
| 2                              |       |              |
| 3                              |       |              |

OR

**B\*** 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.

This Statement of Information was prepared on:

04/06/2020 11:35



Vin McHugh  
0418121102  
vin.mchugh@eview.com.au



**Property Type:** Land  
**Land Size:** 864 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$675,000 - \$740,000  
**Median House Price**  
04/06/2019 - 03/06/2020: \$845,000

## 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.