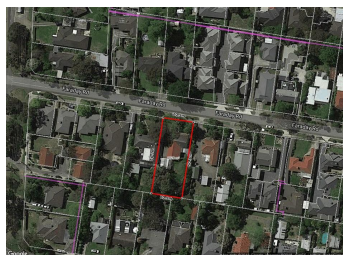


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



70 FARADAY ROAD, CROYDON SOUTH,

4 2 -

Indicative Selling Price

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

Price Range: \$870,000 to \$950,000

Provided by: David Hooper, Savoy Real Estate

MEDIAN SALE PRICE



CROYDON SOUTH, VIC, 3136

Suburb Median Sale Price (House)

\$795,000

01 January 2017 to 31 December 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



25 CENTRAL AVE, CROYDON SOUTH, VIC 3136

4 2 4

Sale Price

***\$1,010,000**

Sale Date: 25/11/2017

Distance from Property: 382m



30 ULYSSES AVE, CROYDON SOUTH, VIC 3136

6 3 2

Sale Price

***\$883,000**

Sale Date: 11/01/2018

Distance from Property: 1.4km



4 THE CMMN, CROYDON SOUTH, VIC 3136

3 2 2

Sale Price

\$880,000

Sale Date: 14/06/2017

Distance from Property: 1.4km



This report has been compiled on 20/03/2018 by Savoy Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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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

70 FARADAY ROAD, CROYDON SOUTH, VIC 3136

Indicative selling price

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

Price Range:

\$870,000 to \$950,000

Median sale price

Median price

\$795,000

House

☒

Unit

☐


Suburb

CROYDON SOUTH

Period

01 January 2017 to 31 December 2017

Source



Comparable property sales

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 |
|---|--------------|--------------|
| 25 CENTRAL AVE, CROYDON SOUTH, VIC 3136 | *\$1,010,000 | 25/11/2017 |
| 30 ULYSSES AVE, CROYDON SOUTH, VIC 3136 | *\$883,000 | 11/01/2018 |
| 4 THE CMMN, CROYDON SOUTH, VIC 3136 | \$880,000 | 14/06/2017 |