

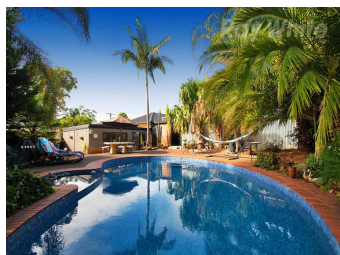
# STATEMENT OF INFORMATION

5 MIRNONG COURT, CROYDON NORTH, VIC 3136

PREPARED BY MBA MULTISELL, 248 MAROONDAH HWY CHIRNSIDE PARK

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**5 MIRNONG COURT, CROYDON NORTH,**

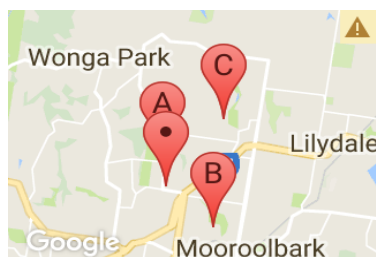
5 3 2

**Indicative Selling Price**

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

**Price Range: 840,000 to 910,000**

## MEDIAN SALE PRICE



**CROYDON NORTH, VIC, 3136**

**Suburb Median Sale Price (House)**

**\$806,000**

01 July 2016 to 30 June 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.



**6 ROYMAR CRT, WONGA PARK, VIC 3115**

4 2 6

**Sale Price**

**\*\$911,000**

Sale Date: 24/05/2017

Distance from Property: 859m



**23 BAMBRA ST, CROYDON, VIC 3136**

4 3 2

**Sale Price**

**\*\$840,000**

Sale Date: 23/05/2017

Distance from Property: 1.7km



**60 YARRA VALLEY BVD, CHIRNSIDE PARK, VIC**

4 2 2

**Sale Price**

**\*\$878,000**

Sale Date: 11/05/2017

Distance from Property: 2.5km



This report has been compiled on 24/07/2017 by MBA MultiSell. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://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

5 MIRNONG 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)

Price Range:

840,000 to 910,000

Median sale price

Median price

\$806,000

House

X

Unit


Suburb

CROYDON NORTH

Period

01 July 2016 to 30 June 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
6 ROYMAR CRT, WONGA PARK, VIC 3115	*\$911,000	24/05/2017
23 BAMBRA ST, CROYDON, VIC 3136	*\$840,000	23/05/2017
60 YARRA VALLEY BVD, CHIRNSIDE PARK, VIC 3116	*\$878,000	11/05/2017