

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



77A HULL ROAD, CROYDON, VIC 3136







Indicative Selling Price

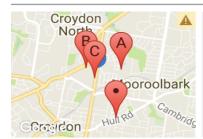
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$620,000 to \$682,000

Provided by: Andrea Laukart, i-TRAK Real Estate Pty Ltd

MEDIAN SALE PRICE



CROYDON, VIC, 3136

Suburb Median Sale Price (Unit)

\$565,000

01 July 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.



4 SPRIGGS DR, CROYDON, VIC 3136







Sale Price

*\$675,000

Sale Date: 11/12/2017

Distance from Property: 1.4km





3/292 MAROONDAH HWY, CROYDON, VIC









Sale Price

\$650,000

Sale Date: 27/11/2017

Distance from Property: 1.6km





2/144 DORSET RD, CROYDON, VIC 3136







Sale Price

*\$674.000

Sale Date: 23/08/2017

Distance from Property: 1.3km



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	77A HULL ROAD, CROYDON, VIC 3136
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Indicative selling price

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Price Range: \$620,000 to \$682,000

Median sale price

Median price	\$565,000	House	Unit X	Suburb	CROYDON
Period	01 July 2017 to 31 December 2017		Source	p	ricefinder

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
4 SPRIGGS DR, CROYDON, VIC 3136	*\$675,000	11/12/2017
3/292 MAROONDAH HWY, CROYDON, VIC 3136	\$650,000	27/11/2017
2/144 DORSET RD, CROYDON, VIC 3136	*\$674,000	23/08/2017