

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



77A HULL ROAD, CROYDON, VIC 3136

 3  2  2

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: 

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

 3  2  2

Sale Price

***\$675,000**

Sale Date: 11/12/2017

Distance from Property: 1.4km



3/292 MAROONDAH HWY, CROYDON, VIC

 3  2  2

Sale Price

\$650,000

Sale Date: 27/11/2017

Distance from Property: 1.6km



2/144 DORSET RD, CROYDON, VIC 3136

 3  2  2

Sale Price

***\$674,000**

Sale Date: 23/08/2017

Distance from Property: 1.3km



This report has been compiled on 17/02/2018 by i-TRAK Real Estate Pty Ltd. 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

77A HULL ROAD, CROYDON, VIC 3136

Indicative selling price

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

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



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 |