

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



11 DOUGLAS PARADE, CROYDON, VIC







Indicative Selling Price

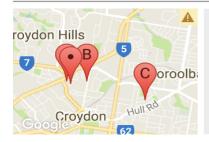
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$660,000 to \$726,000

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

MEDIAN SALE PRICE



CROYDON, VIC, 3136

Suburb Median Sale Price (House)

\$790,000

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.



6 EVA CRT, CROYDON, VIC 3136







Sale Price

*\$750,000

Sale Date: 18/12/2017

Distance from Property: 132m





89 CROYDON RD, CROYDON, VIC 3136









Sale Price

*\$710,000

Sale Date: 17/02/2018

Distance from Property: 422m





27 BOYANA CRES, CROYDON, VIC 3136









Sale Price

*\$670,000

Sale Date: 02/12/2017

Distance from Property: 2km



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	11 DOUGLAS PARADE, CROYDON, VIC 3136

Indicative selling price

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

Price Range: \$660,000 to \$726,000

Median sale price

Median price	\$790,000	House	Х	Unit	Suburb	CROYDON
Period	01 July 2017 to 31 December 2017		Source	p	pricefinder	

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 EVA CRT, CROYDON, VIC 3136	*\$750,000	18/12/2017
89 CROYDON RD, CROYDON, VIC 3136	*\$710,000	17/02/2018
27 BOYANA CRES, CROYDON, VIC 3136	*\$670,000	02/12/2017