





#### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



## 9 JOFFRE STREET, CROYDON, VIC 3136 🕮 3







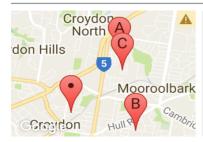
**Indicative Selling Price** 

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

\$740,000 to \$814,000

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

#### **SUBURB MEDIAN**



# CROYDON, VIC, 3136

**Suburb Median Sale Price (House)** 

\$695,000

01 October 2016 to 31 March 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.



## 12 SCURRY DR, CROYDON, VIC 3136







Sale Price

\$810,000

Sale Date: 06/04/2017

Distance from Property: 2.1km





# 1/34 TIMMS AVE, CROYDON, VIC 3136







Sale Price

\*\$767,500

Sale Date: 05/04/2017

Distance from Property: 1.8km





11 MILLARD ST, CROYDON, VIC 3136









**Sale Price** 

\$800,000

Sale Date: 20/12/2016

Distance from Property: 1.8km



# 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	9 JOFFRE STREET, CROYDON, VIC 3136
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#### Indicative selling price

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

Single Price / Range \$740,000 to \$814,000

## Median sale price

Median price	\$695,000	House	X	Unit		Suburb	CROYDON
Period	01 October 2016 to 31 March 2017			Sour	се	<u>-</u> р	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
12 SCURRY DR, CROYDON, VIC 3136	\$810,000	06/04/2017
1/34 TIMMS AVE, CROYDON, VIC 3136	*\$767,500	05/04/2017
11 MILLARD ST, CROYDON, VIC 3136	\$800,000	20/12/2016

