

# STATEMENT OF INFORMATION

9 JOFFRE STREET, CROYDON, VIC 3136

PREPARED BY ANDREA LAUKART, I-TRAK REAL ESTATE PTY LTD



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**9 JOFFRE STREET, CROYDON, VIC 3136**

 3  2  2

### Indicative Selling Price

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

## 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**

 3  2  2

Sale Price

**\$810,000**

Sale Date: 06/04/2017

Distance from Property: 2.1km



**1/34 TIMMS AVE, CROYDON, VIC 3136**

 3  2  2

Sale Price

**\*\$767,500**

Sale Date: 05/04/2017

Distance from Property: 1.8km



**11 MILLARD ST, CROYDON, VIC 3136**

 3  2  2

Sale Price

**\$800,000**

Sale Date: 20/12/2016

Distance from Property: 1.8km



This report has been compiled on 04/06/2017 by i-TRAK Real Estate Pty Ltd. 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

9 JOFFRE STREET, CROYDON, VIC 3136

### Indicative selling price

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

Source

  
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
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