



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**6 CAMERON ROAD, CROYDON, VIC 3136**

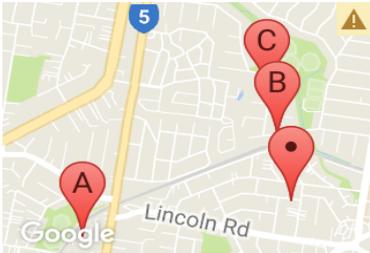
5 2 1

### Indicative Selling Price

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

Price Range: **\$800,000 to 880,000**

## MEDIAN SALE PRICE



**CROYDON, VIC, 3136**

Suburb Median Sale Price (House)

**\$752,000**

01 October 2016 to 30 September 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.



**14 EMMA RD, CROYDON, VIC 3136**

3 1 1

Sale Price

**\$855,000**

Sale Date: 15/07/2017

Distance from Property: 1.4km



**63 DIANE CRES, CROYDON, VIC 3136**

3 2 2

Sale Price

**\*\$850,000**

Sale Date: 12/09/2017

Distance from Property: 477m



**23 BAMBRA ST, CROYDON, VIC 3136**

3 3 2

Sale Price

**\$840,000**

Sale Date: 23/05/2017

Distance from Property: 787m



This report has been compiled on 17/10/2017 by First National Real Estate – Mike Brown. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

## 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

6 CAMERON ROAD, CROYDON, VIC 3136

### Indicative selling price

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

Price Range: \$800,000 to 880,0000

### Median sale price

Median price \$752,000

House

Unit

Suburb CROYDON

Period 01 October 2016 to 30 September 2017

Source

pricfinder

### 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
14 EMMA RD, CROYDON, VIC 3136	\$855,000	15/07/2017
63 DIANE CRES, CROYDON, VIC 3136	*\$850,000	12/09/2017
23 BAMBRA ST, CROYDON, VIC 3136	\$840,000	23/05/2017