

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3/20 JOFFRE STREET, CROYDON, VIC

 3  2  2

Indicative Selling Price

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

Price Range: \$650,000 to \$715,000

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

MEDIAN SALE PRICE



CROYDON, VIC, 3136

Suburb Median Sale Price (Unit)

\$500,125

01 January 2017 to 30 June 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.



90 MT DANDENONG RD, CROYDON, VIC 3136

 3  2  2

Sale Price

***\$665,000**

Sale Date: 05/08/2017

Distance from Property: 1.6km



12 VIEW ST, CROYDON, VIC 3136

 3  2  2

Sale Price

***\$735,000**

Sale Date: 16/06/2017

Distance from Property: 1.5km



4/12 VINTER AVE, CROYDON, VIC 3136

 3  2  2

Sale Price

\$690,000

Sale Date: 27/05/2017

Distance from Property: 1.8km



This report has been compiled on 25/08/2017 by i-TRAK Real Estate Pty Ltd. Property Data Solutions Pty Ltd 2017 - 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

3/20 JOFFRE STREET, CROYDON, VIC 3136

Indicative selling price

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

Price Range:

\$650,000 to \$715,000

Median sale price

Median price

\$500,125

House

Unit

X


Suburb

CROYDON

Period

01 January 2017 to 30 June 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
90 MT DANDENONG RD, CROYDON, VIC 3136	*\$665,000	05/08/2017
12 VIEW ST, CROYDON, VIC 3136	*\$735,000	16/06/2017
4/12 VINTER AVE, CROYDON, VIC 3136	\$690,000	27/05/2017