

## Statement of Information

**Single residential property located in the Melbourne metropolitan area**

Section 47AF of the Estate Agents Act 1980

**Property offered for sale**

Address Including suburb and postcode

22 Alice Street, Croydon North Vic 3136

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

Range between \$1,150,000

&amp;

\$1,220,000

**Median sale price**

Median price \$900,000

House

X

Unit

Suburb

Croydon North

Period - From 01/01/2018

to

31/03/2018

Source REIV

**Comparable property sales (\*Delete A or B below as applicable)**

- A\*** 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
1	28-30 Zealandia Rd.E CROYDON NORTH 3136	\$1,170,000	26/03/2018
2	5 Lindisfarne Av CROYDON 3136	\$1,165,000	17/03/2018
3	18 Haig St CROYDON 3136	\$1,161,000	24/03/2018

OR

- B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



4 2 2

**Rooms:** 6  
**Property Type:** House  
**Land Size:** 1100 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$1,150,000 - \$1,220,000  
**Median House Price**  
 March quarter 2018: \$900,000

## Comparable Properties



**28-30 Zealandia Rd.E CROYDON NORTH 3136 (REI)** **Agent Comments**

3 2 3

**Price:** \$1,170,000  
**Method:** Private Sale  
**Date:** 26/03/2018  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 1882 sqm approx



**5 Lindisfarne Av CROYDON 3136 (REI)** **Agent Comments**

3 2 2

**Price:** \$1,165,000  
**Method:** Auction Sale  
**Date:** 17/03/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 1044 sqm approx



**18 Haig St CROYDON 3136 (REI)** **Agent Comments**

5 2 2

**Price:** \$1,161,000  
**Method:** Auction Sale  
**Date:** 24/03/2018  
**Rooms:** 12  
**Property Type:** House (Res)  
**Land Size:** 1033 sqm approx