



3   2   2

**Rooms:**  
**Property Type:** Land  
**Agent Comments**

**Indicative Selling Price**  
\$630,000 - \$680,000  
**Median House Price**  
June quarter 2017: \$841,000

## Comparable Properties



1/31 Oaktree Rd CROYDON NORTH 3136 (REI)   **Agent Comments**

4   2   1

**Price:** \$700,000  
**Method:** Auction Sale  
**Date:** 06/05/2017  
**Rooms:** 8  
**Property Type:** House (Res)  
**Land Size:** 471 sqm approx



25 Joroma PI WONGA PARK 3115 (REI)   **Agent Comments**

3   1   1

**Price:** \$650,000  
**Method:** Private Sale  
**Date:** 23/05/2017  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 458 sqm approx



24 Lyons Rd CROYDON NORTH 3136 (REI/VG)   **Agent Comments**

3   1   -

**Price:** \$600,000  
**Method:** Private Sale  
**Date:** 08/02/2017  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 466 sqm approx

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

**Indicative selling price**

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

Range between  &

**Median sale price**

Median price  House  Suburb   
 Period - From  to  Source

**Comparable property sales**

These are the three properties sold within two kilometres of the property for sale in the last 6 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
1/31 Oaktree Rd CROYDON NORTH 3136	\$700,000	06/05/2017
25 Joroma PI WONGA PARK 3115	\$650,000	23/05/2017
24 Lyons Rd CROYDON NORTH 3136	\$600,000	08/02/2017