

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



34 EXETER ROAD, CROYDON NORTH, VIC 🕮 3 🕒 1

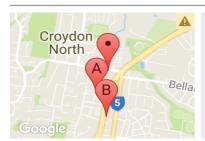
Indicative Selling Price

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

595,000 to 654,000 **Price Range:**

Provided by: Maree Slade, i-TRAK Real Estate Pty Ltd

MEDIAN SALE PRICE



CROYDON NORTH, VIC, 3136

Suburb Median Sale Price (Unit)

\$595,000

01 January 2017 to 31 December 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.



7 TURKEITH CRES, CROYDON NORTH, VIC







Sale Price

*\$641,000

Sale Date: 17/11/2017

Distance from Property: 424m



12 JEREMIC CRT, CROYDON NORTH, VIC 3136 🕮 3 🕒 1







Sale Price

\$677,000

Sale Date: 23/09/2017

Distance from Property: 384m





1/346 MAROONDAH HWY, CROYDON, VIC







Sale Price

\$649.950

Sale Date: 25/08/2017

Distance from Property: 666m



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	34 EXETER ROAD, CROYDON NORTH, VIC 3136
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Indicative selling price

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

Price Range: 595,000 to 654,000

Median sale price

Median price	\$595,000	House	Unit	Suburb	CROYDON NORTH	
Period	01 January 2017 to 31 December 2017		Source	p	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
7 TURKEITH CRES, CROYDON NORTH, VIC 3136	*\$641,000	17/11/2017
12 JEREMIC CRT, CROYDON NORTH, VIC 3136	\$677,000	23/09/2017
1/346 MAROONDAH HWY, CROYDON, VIC 3136	\$649,950	25/08/2017