

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



46 VINTER AVENUE, CROYDON, VIC 3136 🕮 3 🕒 1







Indicative Selling Price

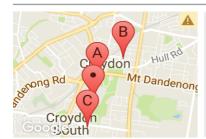
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$790,000 to \$869,000

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

MEDIAN SALE PRICE



CROYDON, VIC, 3136

Suburb Median Sale Price (House)

\$726,000

01 January 2017 to 30 June 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.



6 LUSHER RD, CROYDON, VIC 3136







Sale Price

*\$865,000

Sale Date: 05/05/2017

Distance from Property: 668m





35 JACKSON ST, CROYDON, VIC 3136







Sale Price

\$873,000

Sale Date: 29/04/2017

Distance from Property: 1.5km





57 BLAZEY RD, CROYDON SOUTH, VIC 3136







Sale Price

*\$800,000

Sale Date: 27/05/2017

Distance from Property: 731m



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	46 VINTER AVENUE, CROYDON, VIC 3136
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Indicative selling price

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Price Range: \$790,000 to \$869,000

Median sale price

Median price	\$726,000	House	X	Unit		Suburb	CROYDON
Period	01 January 2017 to 30 June 2017			Sour	се	p	ricefinder

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
6 LUSHER RD, CROYDON, VIC 3136	*\$865,000	05/05/2017
35 JACKSON ST, CROYDON, VIC 3136	\$873,000	29/04/2017
57 BLAZEY RD, CROYDON SOUTH, VIC 3136	*\$800,000	27/05/2017

