

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



46 VINTER AVENUE, CROYDON, VIC 3136

3 1 2

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

3 1 2

Sale Price

***\$865,000**

Sale Date: 05/05/2017

Distance from Property: 668m



35 JACKSON ST, CROYDON, VIC 3136

3 1 1

Sale Price

\$873,000

Sale Date: 29/04/2017

Distance from Property: 1.5km



57 BLAZEY RD, CROYDON SOUTH, VIC 3136

3 1 2

Sale Price

***\$800,000**

Sale Date: 27/05/2017

Distance from Property: 731m



This report has been compiled on 10/08/2017 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

46 VINTER AVENUE, CROYDON, VIC 3136

Indicative selling price

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

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

Median sale price

Median price

\$726,000

House

Unit

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
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