



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 45 THOMAS STREET, CROYDON SOUTH 3136

House



4 beds



2 baths



4 parking

### Indicative selling price

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

## Range from \$780,000 - \$850,000

### Median sale price

Median **House** for **CROYDON SOUTH** for period **Apr 2017 - Jun 2017**  
Sourced from **Reiv**.

## \$829,000

### 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 the most comparable to the property for sale.

**27 Thurleigh Avenue**,  
Croydon South 3136      Price **\$795,000** Sold 22 April 2017

**2 Greenridge Lane**,  
Croydon South 3136      Price **\$824,000** Sold 22 March 2017

**21 Thomas Street**,  
Croydon South 3136      Price **\$825,000** Sold 31 July 2017

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Reiv.

### Contact agents

 **David Egan**  
Ray White

0 408 588 936

[david.egan@raywhite.com](mailto:david.egan@raywhite.com)



**Ray White Croydon**

71 Main Street,  
Croydon VIC 3136