



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**81 Croydon Road,  
CROYDON 3136**

House



4 beds



2 baths



1 parking

### Indicative selling price

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

**Range \$850,000 - \$935,000**

### Median sale price

Median **House** for **CROYDON** for period **Apr 2017 - Sep 2017**

Sourced from **Pricefinder**.

**\$777,500**

### Comparable property sales

These are the three properties sold within two kilo metres 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.

**7 Faulf Close,**  
Croydon North 3136

Price **\$923,500** Sold 01  
August 2017

**62 Croydon Road,**  
Croydon 3136

Price **\$985,500** Sold 24 June  
2017

**25 Norman Road,**  
Croydon 3136

Price **\$965,000** Sold 18  
November 2017

### Additional Information

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 Pricefinder.

### Contact agents



Peter Wal

03 9729 5288

0418 319 333

[peterw@surrealpg.com.au](mailto:peterw@surrealpg.com.au)



2/732 Mountain Highway,  
Bayswater VIC 3153