hoskins
premium property people

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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	7 Faull Close, Croydon North 3136

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single price~~	or range between	&
$*	$850,000	$935,000

Median sale price

(*Delete house or unit as applicable)

Median price	*House	*~~Unit~~	Suburb
$925,000	X		Croydon North 3136

Period - From	to	Source
1/1/17	31/3/17	Reiv.com.au

Comparable property sales (*Delete A or B below as applicable)

A* 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
1. 130 Exeter Road, Croydon North 3136	$935,000	02/04/17
2. 9 Panorama Drive, Croydon North 3136	$847,000	08/04/17
3. 1 Albury Court, Croydon North 3136	$897,000	20/05/17

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~