Vin McHugh
9722 9755
0418 121 102
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Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	12 Arkarra Court, Croydon North Vic 3136

Indicative selling price

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

Range between	$800,000	&	$850,000

Median sale price

Median price	$843,500	House	X	~~Unit~~		Suburb	Croydon North
Period - From	01/07/2017	to	30/09/2017	Source	REIV		

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	43 Alice St CROYDON NORTH 3136	$855,500	04/05/2017
2	47 ROSEMARY Av CROYDON HILLS 3136	$835,500	27/05/2017
3	134 Exeter Rd CROYDON NORTH 3136	$830,000	30/07/2017

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.~~

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

12 Arkarra Court, Croydon North Vic 3136

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4 2 2

Rooms:
Property Type: House (Res)
Land Size: 861 sqm approx

Agent Comments

Indicative Selling Price
$800,000 - $850,000
Median House Price
September quarter 2017: $843,500

Comparable Properties



43 Alice St CROYDON NORTH 3136 (REI)

4 2 -

Price: $855,500
Method: Private Sale
Date: 04/05/2017
Rooms: -
Property Type: House (Res)

Agent Comments



47 ROSEMARY Av CROYDON HILLS 3136 (REI/VG)

4 2 2

Price: $835,500
Method: Auction Sale
Date: 27/05/2017
Rooms: 8
Property Type: House (Res)
Land Size: 891 sqm approx

Agent Comments



134 Exeter Rd CROYDON NORTH 3136 (REI)

4 3 2

Price: $830,000
Method: Private Sale
Date: 30/07/2017
Rooms: 5
Property Type: House (Res)
Land Size: 778 sqm approx

Agent Comments

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