Vin McHugh
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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	1 Nyanda Court, Croydon Vic 3136

Indicative selling price

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

Range between	$595,000	&	$630,000

Median sale price

Median price	$810,000	House	X	~~Unit~~		Suburb	Croydon
Period - From	01/04/2017	to	30/06/2017	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	2/25 Ruskin Av CROYDON 3136	$625,500	15/07/2017
2	7 Gallipoli Pde CROYDON 3136	$620,000	08/07/2017
3	56 Homer Av CROYDON SOUTH 3136	$597,000	26/07/2017

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.

1 Nyanda Court, Croydon Vic 3136

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Rooms:
Property Type: House (Res)
Land Size: 863 sqm approx

Agent Comments

Indicative Selling Price
$595,000 - $630,000
Median House Price
June quarter 2017: $810,000

Comparable Properties

2/25 Ruskin Av CROYDON 3136 (REI/VG)

3 1 2

Agent Comments

Price: $625,500
Method: Auction Sale
Date: 15/07/2017
Rooms: -
Property Type: Unit
Land Size: 397 sqm approx

7 Gallipoli Pde CROYDON 3136 (REI)

3 1 1

Agent Comments

Price: $620,000
Method: Auction Sale
Date: 08/07/2017
Rooms: -
Property Type: House (Res)
Land Size: 372 sqm approx



56 Homer Av CROYDON SOUTH 3136 (REI)

3 1 1

Agent Comments

Price: $597,000
Method: Sold After Auction
Date: 26/07/2017
Rooms: 7
Property Type: House (Res)
Land Size: 425 sqm approx

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