Vin McHugh
9722 9755
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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	2 Rangeview Court, Croydon Vic 3136

Indicative selling price

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

Range between $1,050,000 & $1,150,000

Median sale price

Median price $825,000 House X ~~Unit~~ Suburb Croydon

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	25 Toorak Av CROYDON 3136	$1,162,000	19/08/2017
2	27 Stirling Rd CROYDON 3136	$1,115,000	28/10/2017
3	2 Timms Ct KILSYTH 3137	$1,065,000	10/11/2017

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.

2 Rangeview Court, Croydon Vic 3136

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3 -

Rooms:
Property Type: House
Land Size: 2193.736 sqm approx

Agent Comments

Indicative Selling Price
$1,050,000 - $1,150,000
Median House Price
September quarter 2017: $825,000

Comparable Properties

25 Toorak Av CROYDON 3136 (REI)

4 2 2

Price: $1,162,000
Method: Auction Sale
Date: 19/08/2017
Rooms: -
Property Type: House (Res)
Land Size: 1889 sqm approx

Agent Comments



27 Stirling Rd CROYDON 3136 (REI)

4 2 2

Price: $1,115,000
Method: Auction Sale
Date: 28/10/2017
Rooms: 7
Property Type: House (Res)

Agent Comments



2 Timms Ct KILSYTH 3137 (REI)

3 1 1

Price: $1,065,000
Method: Private Sale
Date: 10/11/2017
Rooms: 4
Property Type: House (Res)
Land Size: 1704 sqm approx

Agent Comments

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