STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



38 STRATHFIELD PARADE, CROYDON,

4 2 2

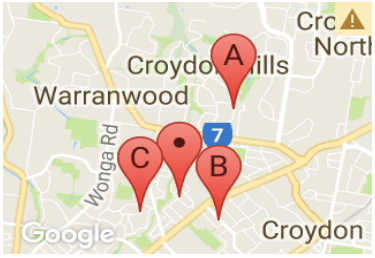
Indicative Selling Price

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

Price Range: **$870,000 to $950,000**

Provided by: Nicole Rowe, Ian Reid Vendor Advocates

MEDIAN SALE PRICE



CROYDON, VIC, 3136

Suburb Median Sale Price (House)

$769,250

01 October 2017 to 31 March 2018

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



22 ROSEMARY AVE, CROYDON HILLS, VIC

3 2 2

Sale Price

$925,000

Sale Date: 24/11/2017

Distance from Property: 1.5km A



79 MURRAY RD, CROYDON, VIC 3136

4 2 2

Sale Price

****$917,500**

Sale Date: 24/03/2018

Distance from Property: 618m B



15 KENWOOD CRES, RINGWOOD, VIC 3134

4 2 1

Sale Price

***$860,000**

Sale Date: 15/02/2018

Distance from Property: 553m C

This report has been compiled on 03/04/2018 by Ian Reid Vendor Advocates. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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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	38 STRATHFIELD PARADE, CROYDON, VIC 3136

Indicative selling price

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

Price Range:	$870,000 to $950,000

Median sale price

Median price	$769,250	House	X	Unit	
Suburb	CROYDON				
Period	01 October 2017 to 31 March 2018	Source	pricefinder		

Comparable property sales

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
22 ROSEMARY AVE, CROYDON HILLS, VIC 3136	$925,000	24/11/2017
79 MURRAY RD, CROYDON, VIC 3136	**$917,500	24/03/2018
15 KENWOOD CRES, RINGWOOD, VIC 3134	*$860,000	15/02/2018