STATEMENT OF INFORMATION

5 THE HEATH, CROYDON NORTH, VIC 3136

PREPARED BY LUKE SCANNA, IAN REID'S VENDOR ADVOCACY AUSTRALIA

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



5 THE HEATH, CROYDON NORTH, VIC

3 1 2

Indicative Selling Price

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

Price Range: **$730,000 to $790,000**

Provided by: Luke Scanna, ian reid's vendor advocacy australia

MEDIAN SALE PRICE



CROYDON NORTH, VIC, 3136

Suburb Median Sale Price (House)

$875,000

01 April 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.



4 GERARD CRT, CROYDON NORTH, VIC 3136

3 1 2

Sale Price

$750,000

Sale Date: 22/11/2017

Distance from Property: 1.1km

A



72 BONNIE VIEW RD, CROYDON NORTH, VIC

3 2 1

Sale Price

$774,000

Sale Date: 12/11/2017

Distance from Property: 1.2km

B



59 LYONS RD, CROYDON NORTH, VIC 3136

3 1 1

Sale Price

$794,500

Sale Date: 06/11/2017

Distance from Property: 748m

C

This report has been compiled on 06/04/2018 by Ian Reid Vendor Advocates. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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	5 THE HEATH, CROYDON NORTH, VIC 3136

Indicative selling price

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

Price Range:	$730,000 to $790,000

Median sale price

Median price	$875,000	House	X	Unit	
Suburb	CROYDON NORTH				
Period	01 April 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
4 GERARD CRT, CROYDON NORTH, VIC 3136	$750,000	22/11/2017
72 BONNIE VIEW RD, CROYDON NORTH, VIC 3136	$774,000	12/11/2017
59 LYONS RD, CROYDON NORTH, VIC 3136	$794,500	06/11/2017