

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**34 EXETER ROAD, CROYDON NORTH, VIC**  3  1  1

### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Price Range: **595,000 to 654,000**

Provided by: Maree Slade, i-TRAK Real Estate Pty Ltd

## MEDIAN SALE PRICE



**CROYDON NORTH, VIC, 3136**

Suburb Median Sale Price (Unit)

**\$595,000**

01 January 2017 to 31 December 2017

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.



**7 TURKEITH CRES, CROYDON NORTH, VIC**  3  1  1

Sale Price

**\*\$641,000**

Sale Date: 17/11/2017

Distance from Property: 424m



**12 JEREMIC CRT, CROYDON NORTH, VIC 3136**  3  1  2

Sale Price

**\$677,000**

Sale Date: 23/09/2017

Distance from Property: 384m 



**1/346 MAROONDAH HWY, CROYDON, VIC**  3  1  2

Sale Price

**\$649,950**

Sale Date: 25/08/2017

Distance from Property: 666m 

This report has been compiled on 30/01/2018 by i-TRAK Real Estate Pty Ltd. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://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

34 EXETER ROAD, CROYDON NORTH, VIC 3136

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range: 595,000 to 654,000

### Median sale price

Median price

\$595,000

House

Unit

Suburb

CROYDON NORTH

Period

01 January 2017 to 31 December 2017

Source

 pricfinder

### 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
7 TURKEITH CRES, CROYDON NORTH, VIC 3136	*\$641,000	17/11/2017
12 JEREMIC CRT, CROYDON NORTH, VIC 3136	\$677,000	23/09/2017
1/346 MAROONDAH HWY, CROYDON, VIC 3136	\$649,950	25/08/2017