

Vin McHugh 9722 9755 0418 121 102 vin@hoskins.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sa

Address	56 The Range Boulevard, Croydon Vic 3136
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$1,100,000	&	\$1,200,000

Median sale price

Median price	\$825,000	Hou	ise 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.

Add	dress of comparable property	Price	Date of sale
1	3 Tadji CI CROYDON NORTH 3136	\$1,195,000	26/07/2017
2	24 Glenview Ct CROYDON NORTH 3136	\$1,170,000	13/09/2017
3	20 Elana Ct CROYDON NORTH 3136	\$1,150,000	25/09/2017

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.

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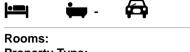
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Indicative Selling Price \$1,100,000 - \$1,200,000 **Median House Price** September quarter 2017: \$825,000





Property Type: Agent Comments

Comparable Properties



3 Tadji CI CROYDON NORTH 3136 (REI/VG)

Price: \$1,195,000

Method: Private Sale

Date: 26/07/2017 Rooms: 8

Property Type: House (Res) Land Size: 671 sqm approx

24 Glenview Ct CROYDON NORTH 3136 (REI)

Price: \$1,170,000 Method: Private Sale Date: 13/09/2017 Rooms: 9

Property Type: House (Res)

20 Elana Ct CROYDON NORTH 3136 (REI)

Price: \$1,150,000 Method: Private Sale Date: 25/09/2017

Rooms: 7

Property Type: House (Res)

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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

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Agent Comments

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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.