hockingstuart

Stephanie Chin 98769001 0452620910

schin@hockingstuart.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 sale

Address Including suburb and postcode

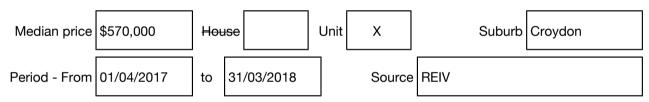
s 1-4/22 Joffre Street, Croydon Vic 3136 d le

Indicative selling price

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

Range between	\$875,000	&	\$962,500	
Range between	\$875,000	&	\$962,500	

Median sale price



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.

Ad	dress of comparable property	Price	Date of sale
1	1/5-7 Arundel St CROYDON 3136	\$960,000	09/02/2018
2	9a Arundel St CROYDON 3136	\$865,000	02/03/2018
3	2/5-7 Arundel St CROYDON 3136	\$855,000	16/04/2018

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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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.





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Rooms: Property Type: Townhouse Agent Comments Stephanie Chin 98769001 0452620910 schin@hockingstuart.com.au

Indicative Selling Price \$875,000 - \$962,500 Median Unit Price Year ending March 2018: \$570,000

Comparable Properties

Price: \$960,000 Method: Private Sale	
Date: 09/02/2018	
Rooms: -	
Property Type: Townhouse (Res)	
9a Arundel St CROYDON 3136 (REI)	Agent Comments
9a Arundel St CROYDON 3136 (REI)	Agent Comments
4 4 2 2 2	Agent Comments
▶ 4 ₩ 2 ↔ 2 Price: \$865,000	Agent Comments
4 2 2 2 Price: \$865,000 Method: Sold Before Auction	Agent Comments
4 2 2 2 Price: \$865,000 2 Method: Sold Before Auction 2 Date: 02/03/2018 2	Agent Comments
4 2 2 2 Price: \$865,000 Auction Method: Sold Before Auction Date: 02/03/2018 Rooms: - Property Type: Townhouse (Res)	Agent Comments
4 2 2 2 Price: \$865,000 2 Method: Sold Before Auction 2 Date: 02/03/2018 2 Rooms: - 2	Agent Comments
4 2 2 2 Price: \$865,000 Method: Sold Before Auction Date: 02/03/2018 Rooms: - Property Type: Townhouse (Res)	Agent Comments Agent Comments

Price: \$855,000 Method: Private Sale Date: 16/04/2018 Rooms: -Property Type: Townhouse (Res)

Rooms: -Property Type: Townhouse (Res

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