

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 1-4/22 Joffre Street, Croydon Vic 3136

Indicative selling price

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

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

Median sale price

Median price \$570,000 House Unit X Suburb Croydon

Period - From 01/04/2017 to 31/03/2018 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.

	Address 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.

Stephanie Chin

98769001

0452620910

schin@hockingstuart.com.au

Indicative Selling Price

\$875,000 - \$962,500

Median Unit Price

Year ending March 2018: \$570,000



 4  3  2

Rooms:

Property Type: Townhouse

Agent Comments

Comparable Properties

1/5-7 Arundel St CROYDON 3136 (REI)

Agent Comments

 4  2  2

Price: \$960,000

Method: Private Sale

Date: 09/02/2018

Rooms: -

Property Type: Townhouse (Res)



9a Arundel St CROYDON 3136 (REI)

Agent Comments

 4  2  2

Price: \$865,000

Method: Sold Before Auction

Date: 02/03/2018

Rooms: -

Property Type: Townhouse (Res)

Land Size: 250 sqm approx

2/5-7 Arundel St CROYDON 3136 (REI)

Agent Comments

 3  2  2

Price: \$855,000

Method: Private Sale

Date: 16/04/2018

Rooms: -

Property Type: Townhouse (Res)