### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



## 11 TANIKA CCT, CROYDON, VIC 3136







**Indicative Selling Price** 

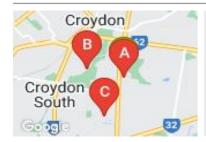
For the meaning of this price see consumer.vic.au/underquoting

Single Price:

\$788,000

Provided by: Ray White Blackburn , Ray White Blackburn

### **MEDIAN SALE PRICE**



# **CROYDON, VIC, 3136**

**Suburb Median Sale Price (House)** 

\$908,000

01 April 2023 to 31 March 2024

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.



43 TANIKA CCT, CROYDON, VIC 3136







Sale Price

\$745,000

Sale Date: 20/12/2023

Distance from Property: 76m





15 EILEEN CL, CROYDON, VIC 3136









Sale Price

\$720,000

Sale Date: 19/03/2024

Distance from Property: 970m





15 MOUNTAIN HEATH WALK, CROYDON







Sale Price

\$781,500

Sale Date: 21/01/2024

Distance from Property: 1.3km



## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions**: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the Estate Agents Act 1980.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located in the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale	Pro	perty	offered	for	sale
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Address Including suburb and postcode	11 TANIKA CCT. CROYDON, VIC 3136	
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### Indicative selling price

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

Single Price: \$788,000	Single Price:	\$788,000
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### Median sale price

Median price	\$908,000	Property type	House	Suburb CROYDON	
Period	01 April 2023 to 31 March 2024		Source	F	oricefinder

#### 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
43 TANIKA CCT, CROYDON, VIC 3136	\$745,000	20/12/2023
15 EILEEN CL, CROYDON, VIC 3136	\$720,000	19/03/2024
15 MOUNTAIN HEATH WALK, CROYDON SOUTH, VIC 3136	\$781,500	21/01/2024

This Statement of Information was prepared on:

24/04/2024

