

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 62 Croydon Road, Croydon Vic 3136

Indicative selling price

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

Range between \$820,000 & \$902,000

Median sale price

Median price \$680,000

House X

Suburb Croydon

Period - From 01/04/2016 to 31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
24 Bartlett Av CROYDON 3136	\$891,000	20/05/2017
35 Jackson St CROYDON 3136	\$873,000	29/04/2017
91 Murray Rd CROYDON 3136	\$838,000	21/05/2017