

## Statement of Information

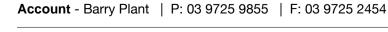
## Single residential property located in the Melbourne metropolitan area

			Section 47	AF of the Estate	Agents Act 1980
Property offered	for sale				
Add Including suburb posto	and	Street, Croydon \	/ic 3136		
Indicative selling	g price				
For the meaning of	this price see co	nsumer.vic.gov.a	u/underquoting		
Range between	\$1,000,000	&	\$1,050,000		
Median sale pric	е				
Median price \$7	70,000 Ho	ouse X	Unit	Suburb	Croydon
Period - From 01	/10/2018 to	31/12/2018	Source	REIV	
Comparable pro	perty sales (*D	elete A or B be	low as applical	ble)	
	at the estate ager			ne property for sale ers to be most cor	

Address of comparable property	Price	Date of sale
1		
2		
3		

OR

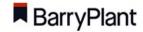
**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.







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Rooms

**Property Type:** House (Res) **Land Size:** 944 sqm approx

**Agent Comments** 

Indicative Selling Price \$1,000,000 - \$1,050,000 Median House Price December quarter 2018: \$770,000

## Comparable Properties

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.

**Account** - Barry Plant | P: 03 9725 9855 | F: 03 9725 2454





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