

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address 3/13 Emma Road, Croydon VIC 3136

Indicative selling price

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

Range
Between \$500,000 - \$550,000

Median sale price

Median price \$578,000 Unit Suburb CROYDON

Period - From 1/4/2018 to 30/6/2018 Source REIV

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
1 – 3/6 Emma Road, Croydon	\$547,000	26 Jun 2018
2 – 4/258-260 Dorset Road, Croydon	\$550,000	30 May 2018
3 – 5/144 Dorset Road, Croydon	\$552,000	21 Aug 2018