

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
Including suburb and
postcode

40 Croydon Road, Croydon VIC 3136

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Range between \$690,000 & \$750,000

Median sale price

(*Delete house or unit as applicable)

Median price \$747,000 House ☒ Unit ☐ Suburb Croydon

Period - From 01 / 08 / 2017 to 28 / 08 / 2017 Source Realestate.com.au

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. 10/100 Hull Road, Croydon VIC 3136	\$710,000	25 / 07 / 2017
2. 1/6 Kitchener Road, Croydon VIC 3136	\$745,000	29 / 07 / 2017
3. 84 Mount View Parade, Croydon VIC 3136	\$710,000	31 / 08 / 2017