

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 8 MIDHURST ROAD, CROYDON 3136

Indicative selling price

Single price \$* or range between \$640,000 & \$690,000

Median sale price

Median price \$735,000 Property type House Suburb Croydon

Period - From 01/04/2019 to 01/10/2019 Source REA

Comparable property sales

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 Midhurst Road, Croydon VIC 3136	\$695,000	27/03/2019
2 17 Ramble Crescent, Croydon VIC 3136	\$661,000	24/06/2019
3 28 Woodland Avenue, Croydon VIC 3236	\$700,000	06/07/2019

This Statement of Information was prepared on: 01/10/2019