

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 5/4 Starcross Avenue, Croydon Vic 3136

Indicative selling price

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

Range between \$475,000 & \$520,000

Median sale price

Median price \$550,000 Property Type Unit Suburb Croydon

Period - From 01/10/2018 to 30/09/2019 Source REIV

Comparable property sales (*Delete A or B below as applicable)

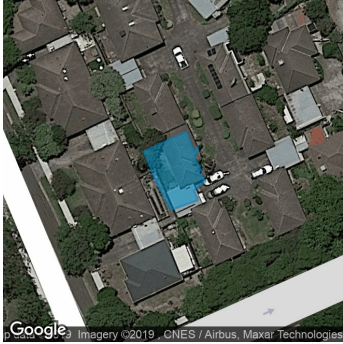
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	4/15 Leigh Rd CROYDON 3136	\$535,000	06/08/2019
2	25/310 Dorset Rd CROYDON 3136	\$511,000	23/10/2019
3	2/15-17 Norman Rd CROYDON 3136	\$506,000	21/10/2019

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.~~

This Statement of Information was prepared on: 20/11/2019 11:52



Property Type: Unit

Land Size: 148 sqm approx

Agent Comments

Comparable Properties



4/15 Leigh Rd CROYDON 3136 (REI)

Agent Comments



Price: \$535,000

Method: Sale by Tender

Date: 06/08/2019

Property Type: Unit



25/310 Dorset Rd CROYDON 3136 (REI/VG)

Agent Comments



Price: \$511,000

Method: Private Sale

Date: 23/10/2019

Rooms: 3

Property Type: Unit

Land Size: 322 sqm approx



2/15-17 Norman Rd CROYDON 3136 (REI)

Agent Comments



Price: \$506,000

Method: Private Sale

Date: 21/10/2019

Property Type: Unit