

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 15 Thomas Street, Croydon South Vic 3136

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$770,278 House X Unit Suburb Croydon South

Period - From 01/07/2017 to 30/09/2017 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	16 Tara Cl CROYDON 3136	\$1,080,000	31/10/2017
2	62 Alexandra Rd RINGWOOD EAST 3135	\$1,045,000	02/12/2017
3	25 Central Av CROYDON SOUTH 3136	\$1,010,000	25/11/2017

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.



Rooms:
Property Type: House
Land Size: 860.6 sqm approx
Agent Comments

Indicative Selling Price
 \$1,000,000 - \$1,100,000
Median House Price
 September quarter 2017: \$770,278

Comparable Properties



16 Tara Cl CROYDON 3136 (REI)

Agent Comments



Price: \$1,080,000
Method: Private Sale
Date: 31/10/2017
Rooms: 7
Property Type: House (Res)



62 Alexandra Rd RINGWOOD EAST 3135 (REI)

Agent Comments



Price: \$1,045,000
Method: Auction Sale
Date: 02/12/2017
Rooms: 7
Property Type: House (Res)



25 Central Av CROYDON SOUTH 3136 (REI)

Agent Comments



Price: \$1,010,000
Method: Auction Sale
Date: 25/11/2017
Rooms: 8
Property Type: House (Res)
Land Size: 1184 sqm approx