Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 3 Ross Road, Croydon Vic 3136

Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	ov.au	/underquot	ting		
Range betweer	\$1,500,000		&		\$1,550,000			
Median sale pr	ice							
Median price	\$870,750	Pro	operty Type	Hou	ISE		Suburb	Croydon
Period - From	01/04/2022	to	31/03/2023	;	So	ource	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 sixmonths 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		
2		
3		

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:

30/06/2023 16:08









Property Type: House Land Size: 1639 sqm approx Agent Comments Indicative Selling Price \$1,500,000 - \$1,550,000 Median House Price Year ending March 2023: \$870,750

Comparable Properties

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.

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