

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

31a Macey Street, Croydon Vic 3136

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$800,000

&

\$880,000

Median sale price

Median price \$622,500

House

Unit

X

Suburb Croydon

Period - From 01/01/2018

to

31/03/2018

Source REIV

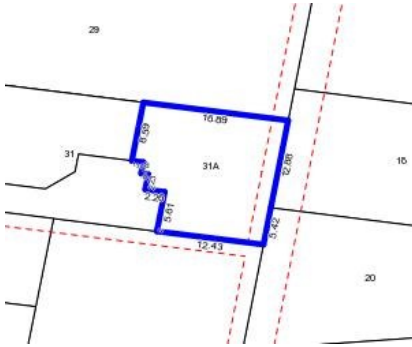
Comparable property sales (*Delete A or B below as applicable)

~~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		
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.



4 2 2

Rooms: 7

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$800,000 - \$880,000

Median Unit Price

March quarter 2018: \$622,500

Comparable Properties



48a Vernon St CROYDON 3136 (REI)

Agent Comments

3 2 2

Price: \$876,000

Method: Sold Before Auction

Date: 17/03/2018

Rooms: -

Property Type: Townhouse (Res)



6 Field St CROYDON 3136 (REI)

Agent Comments

3 2 2

Price: \$830,500

Method: Auction Sale

Date: 24/02/2018

Rooms: -

Property Type: House (Res)

Land Size: 408 sqm approx

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.