

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address 2/10-12 Surrey Road West, Croydon VIC 3136

Indicative selling price

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

Range \$450,000 - \$495,000
Between

Median sale price

Median price \$552,750 Unit Suburb CROYDON

Period - From 1/7/2018 to 30/9/2018 Source REIV

Comparable property sales

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 – 2/69 Hewish Road, Croydon	\$450,000	4 Aug 2018
2 – 2/19 Emma Road, Croydon	\$470,000	26 Sep 2018
3 – 4/18 Surrey Road West, Croydon	\$490,000	30 Jul 2018