

# 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 1/23-25 Leigh Road, Croydon

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$\* or range between \$450,000 & \$495,000

### Median sale price

Median price \$598,000 \*House \*Unit X Suburb Croydon

Period - From 1/10/2018 to 31/12/2018 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
1/82 Sherlock Road, Croydon	\$470,000	25/01/2019
2/10-12 Surrey Road West, Croydon	\$497,500	10/12/2018
15/300-308 Mount Dandenong Road, Croydon	\$471,000	24/10/2018

OR

~~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.~~