

## 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

205/10 Alfrick Road, Croydon Vic 3136

#### Indicative selling price

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

Range between \$370,000

&

\$407,000

#### Median sale price

Median price \$542,000

Unit X

Suburb Croydon

Period - From 01/01/2017

to

31/03/2017

Source REIV

#### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
14/5-7 Alfrick Rd CROYDON 3136	\$405,000	03/01/2017
31/13-15 Hewish Rd CROYDON 3136	\$371,000	05/06/2017
40/13-15 Hewish Rd CROYDON 3136	\$370,000	28/04/2017