

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 2/57 Diane Crescent, Croydon Vic 3136

Indicative selling price

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

Range between \$700,000 & \$730,000

Median sale price

Median price \$780,000 Property type House Suburb Croydon

Period - From 01/10/2019 to 31/12/2019 Source REIV

Comparable property sales

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
22 Bartlett Avenue, Croydon Vic 3136	\$720,000	08/08/2019
52 Timms Avenue, Kilsyth Vic 3137	\$740,000	14/10/2019
3/63 Exeter Road, Croydon North Vic 3136	\$735,000	20/11/2019

This Statement of Information was prepared on: 07-02-2020