

Date: 27-3-18

## Statement of Information

# Single residential property located in Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*



### Property offered for sale

Address  
Including postcode 2 Kincumber Drive, Croydon 3136

### Indicative selling price

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

Range between \$600,000 & \$650,000

### Median sale price

Median price \$823,000

House

X

unit

Suburb  
or locality Croydon

Period - From 1/10/17

to 31/12/17

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
224 Dorset Road, Croydon	\$634,500	26/10/17
25 View Street, Croydon	\$655,200	16/12/17
1/26-28 Leigh Road, Croydon	\$640,000	28/10/17