

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 5 Oaktree Road Croydon Nth 3136

Including suburb and
postcode

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$995,000 or range between \$* & \$

Median sale price

Median price \$838,750 Property Type House Suburb Croydon Nth

Period - From 01/10/19 to 31/12/19 Source REIV

Comparable property sales (*Delete A or B below as applicable)

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
1 17 James Milne Drive, Croydon North, VIC, 3136, Australia	\$953,000	04/12/19
2 11 Mary Court, Croydon North, VIC, 3136, Australia	\$1,000,000	18/11/19
3 26 Oaktree Road, Croydon North, VIC, 3136, Australia	\$950,000	30/11/19

OR

~~B* 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.~~

This Statement of Information was prepared on: 25/02/2020