

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
Including suburb and
postcode 9-11 Pleasant Rise Croydon South Vic 3136

Indicative selling price

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

Range between \$ 750,000 & \$ 825,000

Median sale price

Median price \$ 663,000 *House x Suburb Croydon South

Period - From Feb 2016 to Jan 2017 Source CoreLogic

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
1 18 Mariana Ave Croydon South 3136	\$ 750,000	25/03/2017
2 27 Thurleigh Ave Croydon South 3136	\$ 795,000	22/04/2017
3 49 Eastfield Road Ringwood East 3135	\$ 791,000	11/02/2017