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

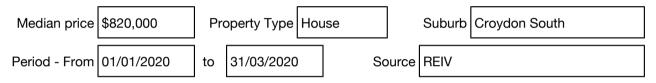
39 Ulysses Avenue, Croydon South Vic 3136

Indicative selling price

For the meaning	of this	price see	consumer.vic.gov.au/	underauotina
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Single price \$569,950

Median sale price



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.

Add	dress of comparable property	Price	Date of sale
1	11 Home St BAYSWATER NORTH 3153	\$591,000	18/11/2019
2	1/9 Sunray Ct CROYDON 3136	\$565,000	01/04/2020
3	2/9 Eastmead Rd CROYDON 3136	\$565,000	06/11/2019

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:

02/05/2020 15:51

