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

1A Arthur Place, Croydon Vic 3136

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	ו \$750,000		&		\$790,000			
Median sale p	rice							
Median price	\$902,500	Pro	operty Type	Hou	se		Suburb	Croydon
Period - From	01/04/2021	to	30/06/2021		So	ource	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.

Ade	dress of comparable property	Price	Date of sale
1	4 Luton Ct CROYDON 3136	\$781,000	21/05/2021
2	10 Warruga Ct CROYDON 3136	\$805,000	26/04/2021
3	15a Pytchley Rd CROYDON 3136	\$793,000	27/03/2021

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:

27/07/2021 13:40



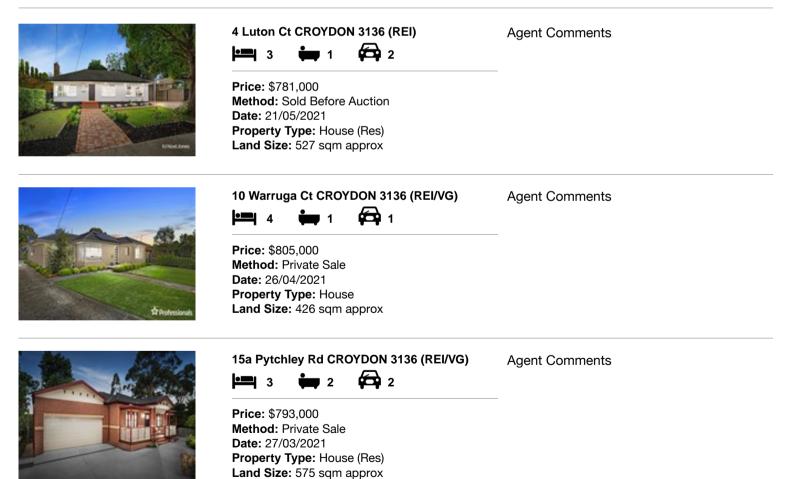






Property Type: Home Land Size: 399 sqm approx Agent Comments Indicative Selling Price \$750,000 - \$790,000 Median House Price June quarter 2021: \$902,500

Comparable Properties



Account - Barry Plant | P: 03 9725 9855 | F: 03 9725 2454





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.