

Statement of Information

Single residential property located in the Melbourne metropolitan area

			Section 47P	AF of the Estate Agents Act 198
Property offered for	or sale			
Addres Including suburb ar postcoo	nd	Drive, Croydon Vi	ic 3136	
Indicative selling p	orice			
For the meaning of th	is price see co	onsumer.vic.gov.a	au/underquoting	
Range between \$7	40,000	&	\$795,000	
Median sale price				
Median price \$760	D,000 H	louse X	Unit	Suburb
Period - From 01/0	7/2018 to	30/09/2018	Source	REIV

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

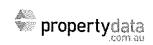
Α* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	86 Liverpool Rd KILSYTH 3137	\$772,000	22/08/2018
2	1 Sherman Dr BAYSWATER NORTH 3153	\$750,000	14/05/2018
3	39 Blazey Rd CROYDON SOUTH 3136	\$745,000	06/10/2018

OR

B* The estate-agent or agent's representative reasonably-believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last-six months.





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