

RT Edgar

STATEMENT OF INFORMATION

9 March 2018

Property offered for sale

36a Homer Avenue, Croydon South, VIC, 3136

Indicative selling price

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

Range between \$695,000 & \$750,000

Median sale price

(Place 'x' in house or unit as applicable – delete this sentence)

Median price \$755,750 House Unit X Suburb Croydon South

Period - From 1 January 2017 to 31 December 2017 Source REIV

Comparable property sales

A. These are the three properties sold within two kilometres of the property for sale in the last six months that RT Edgar Yarra Valley estate agent and Simon Gunther consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 37 Homer Avenue, Croydon South	\$702,000	17/02/2018
2 17 Azarow Court, Croydon South	\$750,000	12/12/2017
3 1/27 Belmont Road, Croydon South	\$833,000	10/12/2017