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

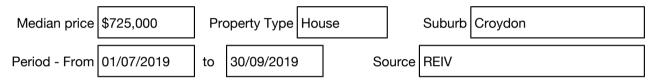
408 Mt Dandenong Road, Croydon Vic 3136

Indicative selling price

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

Single price \$639,000

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.

| Address of comparable property | | Price | Date of sale |
|--------------------------------|----------------------------|-----------|--------------|
| 1 | 396 Dorset Rd CROYDON 3136 | \$650,000 | 19/10/2019 |
| 2 | 4a View St CROYDON 3136 | \$650,000 | 25/09/2019 |
| 3 | 382 Dorset Rd CROYDON 3136 | \$609,950 | 21/08/2019 |

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:

28/10/2019 12:09







Property Type: House **Land Size:** 569 sqm approx Agent Comments Charles Shi 9908 5706 0423 633 253 charlesshi@jelliscraig.com.au

Indicative Selling Price \$639,000 Median House Price September quarter 2019: \$725,000

Comparable Properties



396 Dorset Rd CROYDON 3136 (REI)



Price: \$650,000 Method: Auction Sale Date: 19/10/2019 Property Type: House (Res) Land Size: 589 sqm approx Agent Comments

Agent Comments



4a View St CROYDON 3136 (REI)



Price: \$650,000 Method: Private Sale Date: 25/09/2019 Rooms: 5 Property Type: Unit Land Size: 324 sqm approx

382 Dorset Rd CROYDON 3136 (REI/VG)



Price: \$609,950 Method: Private Sale Date: 21/08/2019 Rooms: 3 Property Type: House Land Size: 599 sqm approx Agent Comments

Account - Jellis Craig | P: (03) 9908 5700



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.