

# 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 10a Julie Road, Croydon VIC 3136

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$ or range between \$590,000 & \$640,000

### Median sale price

Median price \$585,000 Property type Unit Suburb Croydon

Period - From 01/04/2019 to 30/06/2019 Source REIV

### Comparable property sales

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
2/12 Bayswater Road, Croydon VIC 3136	\$595,000	09/07/2019
25 Ramble Crescent, Croydon VIC 3136	\$652,500	25/06/2019
17 Ramble Crescent, Croydon VIC 3136	\$661,500	24/06/2019

This Statement of Information was prepared on: 12<sup>th</sup> September 2019