

Date: 27-03-19

## Statement of Information

# Single residential property located in Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*



### Property offered for sale

Address  
Including suburb and  
postcode

12/379 Maroondah Hwy, Croydon North 3136

### Indicative selling price

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

Range between or  
Single price

\$590,000

&

\$630,000

### Median sale price

Median price

\$589,000

House

Unit X

Suburb  
or locality

Period - From

01/10/2018

to

31/12/2018

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
1/13 Norman Road, Croydon 3136	\$620,000	22/01/2019
2 Warwick Place, Croydon 3136	\$630,000	13/12/2018
3 Malcom Court, Mooroolbark 3138	\$642,500	12/12/2018

**OR** 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.