

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 2/7 Emma Road, Croydon Vic 3136

Indicative selling price

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

Range between \$750,000 & \$800,000

Median sale price

Median price \$671,000 Property type Unit Suburb Croydon

Period - From 01/10/2022 to 31/12/2022 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 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
2a Norman Road, Croydon Vic 3136	\$773,000	25/01/2023
11 Edward Court, Croydon Vic 3136	\$774,000	06/02/2023
11a Susans Court, Croydon North Vic 3136	\$750,000	16/09/2022

This Statement of Information was prepared on: 08/03/2023