

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

5/18 Ross Road, Croydon Vic 3136

Indicative selling price

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

Range between \$685,000

&

\$730,000

Median sale price

Median price \$780,000

Property Type House

Suburb Croydon

Period - From 01/10/2019

to 31/12/2019

Source REIV

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	24 Binbrook Dr CROYDON 3136	\$730,000	07/09/2019
2	1/172 Mt Dandenong Rd RINGWOOD EAST 3135	\$720,000	14/09/2019
3	2a Cherry Tree Gr CROYDON 3136	\$705,000	07/11/2019

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:

29/01/2020 09:36



Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$685,000 - \$730,000

Median House Price

December quarter 2019: \$780,000

Comparable Properties



24 Binbrook Dr CROYDON 3136 (REI/VG)

Agent Comments



Price: \$730,000

Method: Private Sale

Date: 07/09/2019

Property Type: House

Land Size: 264 sqm approx



1/172 Mt Dandenong Rd RINGWOOD EAST 3135 (REI/VG)

Agent Comments



Price: \$720,000

Method: Private Sale

Date: 14/09/2019

Rooms: 5

Property Type: Townhouse (Single)



2a Cherry Tree Gr CROYDON 3136 (VG)

Agent Comments



Price: \$705,000

Method: Sale

Date: 07/11/2019

Property Type: House (Res)

Land Size: 289 sqm approx