

RT Edgar

STATEMENT OF INFORMATION

19 January 2018

Property offered for sale

2a Mackenzie Court, Croydon South VIC 3136

Indicative selling price

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

Range between \$590,000 & \$640,000

Median sale price

Median price	\$770,000	House	X	Unit	Suburb	Croydon South 3136
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Period - From	30 June 2017	to	30 September 2017	Source	REIV
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Comparable property sales

A. These are the three properties sold within two kilometres of the property for sale in the last six months that RT Edgar Yarra Valley estate agent and Simon Gumther consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 40 Thomas Street, Croydon South VIC 3136	\$600,000	02/12/2017
2 2/24 Faraday Rd CROYDON SOUTH 3136 VIC	\$610,000	27/12/2017
3 1/26-28 Leigh Rd CROYDON 3136 VIC	\$640,000	28/10/2017