

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 47a Taronga Crescent, Croydon Vic 3136

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$ or range between \$400,000 & \$440,000

Median sale price

Median price \$341,000 Property type Vacant Land Suburb Croydon

Period - From 12/10/2018 to 11/10/2019 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 2/2 Allendale Road, Croydon 3136	\$410,000	24/8/2019
2	\$	
3	\$	

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: 12/10/2019 14:10



Property Type:
Agent Comments

Indicative Selling Price
\$400,000 - \$440,000
Median Land Price
12/10/2018 - 11/10/2019: \$341,000

Comparable Properties



2/2 Allendale Rd CROYDON 3136 (REI)

Agent Comments



Price: \$410,000
Method: Private Sale
Date: 24/08/2019
Property Type: Land (Res)
Land Size: 449 sqm approx

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.