

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

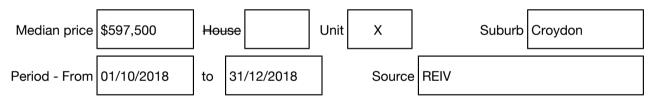
88 204/10 Alfrick Road, Croydon Vic 3136 Id Ie

Indicative selling price

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

Range between \$360,000 & \$396,000

Median sale price



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	4.08/4-6 Alfrick Rd CROYDON 3136	\$412,500	08/10/2018
2	31/5-7 Alfrick Rd CROYDON 3136	\$412,000	01/04/2019
3	202/10 Alfrick Rd CROYDON 3136	\$375,000	27/11/2018

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.

Account - Professionals Croydon | P: 03 9725 0000 | F: 03 9725 7354

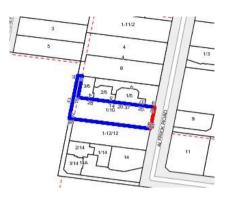
propertydata

Generated: 03/04/2019 14:47

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.









Rooms: Property Type: Strata Unit/Flat Agent Comments Indicative Selling Price \$360,000 - \$396,000 Median Unit Price December quarter 2018: \$597,500

Comparable Properties

4.08/4-6 Alfrick Rd CROYDON 3136 (REI) 2 4 2 4 4 4 4 4 4 4 4 4 4 4 4 4	Agent Comments	
Price: \$412,500 Method: Private Sale Date: 08/10/2018 Rooms: - Property Type: Apartment		
31/5-7 Alfrick Rd CROYDON 3136 (REI) 2 1 1 1 Price: \$412,000 Method: Private Sale Date: 01/04/2019 Rooms: - Property Type: Apartment	Agent Comments	
202/10 Alfrick Rd CROYDON 3136 (REI/VG) 2 1 1 1 1 Price: \$375,000 Method: Private Sale Date: 27/11/2018 Rooms: 3 Property Type: Apartment	Agent Comments	

Account - Professionals Croydon | P: 03 9725 0000 | F: 03 9725 7354

propertydata

Generated: 03/04/2019 14:47

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

