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## Statement of Information

## Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980.

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Property offer	ed for sale								
Including subu	ddress irb and stcode	28 Beaufort Road, Croydon Vic 3136							
Indicative selli	ing price								
For the meaning	of this price see	e consu	umer.vic.gov.a	au/underc	luoting				
Range between	\$600,000		&	\$660	,000				
Median sale p	rice								
Median price	\$825,000	Hous	se X	Unit			Suburb	Croydon	
Period - From	01/07/2017	to	30/09/2017		Source	REIV			
Comparable p	ronerty sales	(*Dele	ete A or B he	elow as	annlical	nie)			

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.

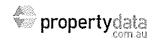
Ad	dress of comparable property	Price	Date of sale
1	99 Eastfield Rd CROYDON 3136	\$660,000	28/10/2017
2	13 Robinson St CROYDON 3136	\$637,000	27/05/2017
3	27 Thomas St CROYDON SOUTH 3136	\$609,000	11/07/2017

OR

<u>R\*</u> The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last-six menths.

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