

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 21 Dixon Avenue, Croydon Vic 3136

Indicative selling price

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

Range between \$680,000 & \$748,000

Median sale price

Median price \$672,500 House X Suburb Croydon

Period - From 01/01/2017 to 31/03/2017 Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
46 Exeter Rd CROYDON NORTH 3136	\$740,000	03/06/2017
88 Lee Ann Cr CROYDON 3136	\$740,000	01/04/2017
24 Abraham Dr CROYDON 3136	\$720,000	27/05/2017