Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered fo	r sale							
Address	32 Morgan Ave	nue, Crydon						
la dia dia amin'ny								
Indicative selling p				/*D	. , .		l: 11 \ O: 1	
For the meaning of this p	rice see consun		-	-	single price of	r range as		rice
Median sale price		or range b	etween	\$860,000		&	\$946,000	
(*Delete house or unit as	annlicable)							
Median price		*House X	*Unit		Suburb or	Croydor	1	
	,				locality			
Period - From	June 2017	to October 201	7	Source	CoreLogic F	RP Data		
								J
Comparable proper	rty sales (*D	elete A or B b	elow a	s applica	ble)			
A* These are the th	ree properties s	sold within five kild	metres	of the prope	rty for sale in	the last	8 months that the es	tat
agent or agent's	representative	considers to be m	ost com	parable to t	ne property fo	or sale.		
Address of comparable	property				Price		Date of sale	_
Address of comparable 1. 13 Cass Avenue, Cro					Price \$872,000		Date of sale 16 th May 2017	
	oydon 3136	3136						
1. 13 Cass Avenue, Cro	oydon 3136 Croydon North 3				\$872,000		16 th May 2017	
1. 13 Cass Avenue, Cro 2. 3 Hazelview Pocket, 0	oydon 3136 Croydon North 3				\$872,000 \$948,000		16 th May 2017 26 th August 2017	
1. 13 Cass Avenue, Cro 2. 3 Hazelview Pocket, (3. 103 The Range Boule OR	oydon 3136 Croydon North 3	3136	nably be	elieves that fo	\$872,000 \$948,000 \$910,000	ee compa	16 th May 2017 26 th August 2017	
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