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Statement of Information

Single residential property located in the Melbourne metropolitan area

			Section 47Al	F of the Estate	Agents Act 1980
Property offered t	for sale				
Addre Including suburb a posted	and	ld Court, Croydon	South Vic 3136		
Indicative selling	price				
For the meaning of t	his price see co	onsumer.vic.gov.a	u/underquoting		
. Range between \$6	680,000	&	\$748,000		
Median sale price	•				
Median price \$84	10,000	louse X	Unit	Suburb	Croydon South
Period - From 01/0	01/2018 to	31/03/2018	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.

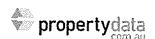
Ad	dress of comparable property	Price	Date of sale
1	46a Vernon St CROYDON 3136	\$770,000	27/04/2018
2	59 BLAZEY Rd CROYDON SOUTH 3136	\$710,000	06/06/2018
3	2/34 Bayswater Rd CROYDON 3136	\$700,000	20/03/2018

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.

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