

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

11 View Street, Croydon Vic 3136

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$600,000

&

\$660,000

Median sale price

Median price \$760,000

House

X

Unit

Suburb Croydon

Period - From 01/07/2018

to

30/09/2018

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.

Address of comparable property		Price	Date of sale
1	1/4 Montgomery Ct KILSYTH 3137	\$665,000	09/10/2018
2	1/9 Crinan St KILSYTH 3137	\$640,000	28/06/2018
3	1/40 Taronga Cr CROYDON 3136	\$623,000	22/09/2018

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.~~