

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 4/75 Eastfield Road, Croydon Vic 3136**Indicative selling price**For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$570,000 & \$627,000

Median sale price

Median price \$552,750 House Unit X 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 24/12-22 Cutts Av CROYDON 3136	\$610,000	14/05/2018
2 22/56 Norton Rd CROYDON 3136	\$603,000	01/08/2018
3 8/12-22 Cutts Av CROYDON 3136	\$597,000	03/09/2018

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.~~