

Date: 09-04-2019

Statement of Information

Single residential property located in Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*



Property offered for sale

Address
Including suburb and
postcode

89a Sellick Drive, Croydon Vic 3136

Indicative selling price

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

Range between or
Single price

\$550,000

&

\$600,000

Median sale price

Median price

\$770,000

House

X

Unit

Suburb
or locality

Period - From

01/10/2018

to

31/12/2018

Source

REIV

Comparable property sales

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
2/59 Jesmond Road, Croydon Vic 3136	\$560,000	16/11/2018
17 Churchill Way, Kilsyth Vic 3137	\$575,000	27/10/2018
2 Paperbark Close, Kilsyth Vic 3137	\$560,000	16/01/2019

OR 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.