

Statement of Information
**Single residential property located in
the Melbourne metropolitan area**

Sections 47AF of the Estate Agents Act 1980



Property offered for sale

Address
Including suburb and
postcode 3/6-8 Surrey Rd Croydon Vic 3136

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$539,000 or range between \$ & \$

Median sale price

(*Delete house or unit as applicable)

Median price \$625,000 *House *Unit X Suburb Croydon
Period - From Dec 2017 to March 2018 Source PDOL

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
7/6-8 Surrey Rd Croydon Vic 3138	\$536,108	19/02/2018
4/19 Newman Rd Croydon Vic 3136	\$547,000	06/03/2018
5/6 Emma Rd Croydon	\$524,000	26/04/2018

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.