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 |

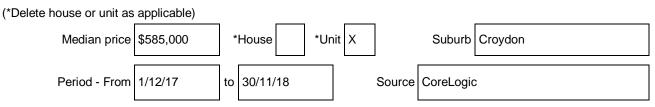
12/5-7 Alfrick Road Croydon Vic 3136

Indicative selling price

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

| Single price | \$ | or range between | \$400,000 | & | \$430,000 |
|--------------|----|------------------|-----------|---|-----------|
|--------------|----|------------------|-----------|---|-----------|

Median sale price



Comparable property sales

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. 5/14 Landale Avenue Croydon 3136 | \$465,000 | 27/8/2018 |
| 2. 29/ 5-7 Alfrick Road Croydon 3136 | \$425,000 | 6/9/2018 |
| 3. 304/296 Mt Dandenong Road Croydon 3136 | \$425,000 | 29/8/2018 |