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

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 6/75 Eastfield Road, Croydon Vic 3136

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Single price	e \$649,000							
Median sale price								
Median price	\$600,000	Pro	operty Type	Unit	t	Suburb	Croydon	
Period - From	01/01/2020	to	31/03/2020		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.

Add	dress of comparable property	Price	Date of sale
1	171 Eastfield Rd CROYDON 3136	\$660,500	22/04/2020
2	1/13 Rowan St CROYDON 3136	\$650,000	03/04/2020
3	2/27 Lois St RINGWOOD EAST 3135	\$648,000	07/12/2019

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.

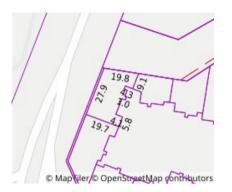
This Statement of Information was prepared on:

28/05/2020 12:30



6/75 Eastfield Road, Croydon Vic 3136







Property Type: Strata Unit/Flat Agent Comments

Brent Earney 9725 0000 0409 726 136 brentearney@methven.com.au

Indicative Selling Price \$649,000 Median Unit Price March quarter 2020: \$600,000

Comparable Properties

171 Eastfield Rd CROYDON 3136 (REI) 3 2 1 Price: \$660,500 Method: Private Sale Date: 22/04/2020 Rooms: 4 Property Type: House (Res) Land Size: 440 sqm approx	Agent Comments
1/13 Rowan St CROYDON 3136 (REI/VG) 3 2 2 2 Price: \$650,000 Method: Private Sale Date: 03/04/2020 Rooms: 6 Property Type: House	Agent Comments
2/27 Lois St RINGWOOD EAST 3135 (REI/VG) 3 1 2 Price: \$648,000 Method: Auction Sale Date: 07/12/2019 Property Type: Unit	Agent Comments

Account - Professionals Croydon | P: 03 9725 0000 | F: 03 9725 7354



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.