

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 6 Peter Street, Croydon South VIC 3136

Indicative selling price

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

Single price \$* or range between \$560,000 & \$615,000

Median sale price

Median price \$820,000 *House ☒ *Unit ☐ Suburb Croydon South

Period - From 01/04/2018 to 30/06/2018 Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last eighteen 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
50 Eastfield Road, Croydon South	\$640,000	13/09/2018
21 Mariana Avenue, Croydon South	\$617,000	07/06/2018
4/75 Eastfield Road, Croydon South	\$605,000	21/11/2018

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 eighteen months.~~