

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 50 Eastfield Road, Croydon South

Indicative selling price

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

Single price \$ or range between \$590,000 & \$649,000

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 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 |
|----------------------------------|-----------|--------------|
| 1/2 Goroke Court, Croydon South | \$600,000 | 29/03/2018 |
| 21 Mariana Avenue, Croydon South | \$617,000 | 20/06/2018 |
| 1/5 Percy Street, Croydon South | \$695,000 | 27/03/2018 |

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 six months.~~