

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

31 Thomas Street, Croydon South Vic 3136

Indicative selling price

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

Range between \$585,000

&

\$640,000

Median sale price

Median price \$765,000

House

X

Suburb

Croydon South

Period - From 01/01/2017

to

31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
1/6 Percy St CROYDON SOUTH 3136	\$633,000	20/05/2017
12 Baker Rd BAYSWATER NORTH 3153	\$616,000	17/06/2017
1/26 Beaufort Rd CROYDON 3136	\$585,000	06/02/2017