

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

2/9 Leigh Road, Croydon Vic 3136

Indicative selling price

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

Single price

\$829,950

Median sale price

Median price

\$659,000

Property Type

House

Suburb

Croydon

Period - From

01/04/2019

to

30/06/2019

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.

	Address of comparable property	Price	Date of sale
1	6a Field St CROYDON 3136	\$764,000	15/06/2019
2	3/41 Belmont Rd.W CROYDON SOUTH 3136	\$749,000	03/07/2019
3	16a Emma Rd CROYDON 3136	\$749,000	13/05/2019

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:

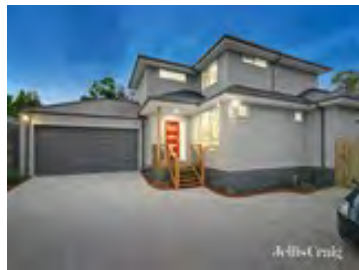
16/09/2019 10:57



Property Type:

Agent Comments

Comparable Properties



6a Field St CROYDON 3136 (REI/VG)

Agent Comments



Price: \$764,000

Method: Auction Sale

Date: 15/06/2019

Property Type: Townhouse (Res)

Land Size: 271 sqm approx

3/41 Belmont Rd.W CROYDON SOUTH 3136 (REI)

Agent Comments



Price: \$749,000

Method: Private Sale

Date: 03/07/2019

Rooms: 6

Property Type: Townhouse (Res)

Land Size: 234 sqm approx



16a Emma Rd CROYDON 3136 (REI/VG)

Agent Comments



Price: \$749,000

Method: Private Sale

Date: 13/05/2019

Rooms: 6

Property Type: Townhouse (Single)

Land Size: 416 sqm approx