Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	13 Stephen Crescent, Croydon Vic 3136
Including suburb and	,
postcode	

Indicative selling price

Property offered for sale

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

Single price \$750,000

Median sale price

Median price	\$755,000	Pro	perty Type	House		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.

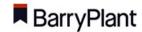
Address of comparable property		Price	Date of sale
1	9 Ruskin Av CROYDON 3136	\$757,000	29/02/2020
2			
3			

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:	15/06/2020 17:11









Indicative Selling Price \$750,000 **Median House Price** March quarter 2020: \$755,000

Comparable Properties



9 Ruskin Av CROYDON 3136 (REI/VG)

Price: \$757,000 Method: Auction Sale Date: 29/02/2020 Rooms: 6

Property Type: House (Res) Land Size: 846 sqm approx

Agent Comments

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.

Account - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122



