

Date: October 25, 2018

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
Including suburb and
postcode

15/300-308 Mt Dandenong Rd, Croydon

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$474,950

Median sale price

(*Delete house or unit as applicable)

Median price \$585,000

*House

*Unit X

Suburb Croydon

Period - From 01/10/2017

to 30/09/2018

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) 29/310 Dorset Road, Croydon	\$480,000	30/08/2018
2) 4/164-166 Mt Dandenong Road, Croydon	\$480,000	14/09/2018
3) 2/77-79 Bayswater Rd, Croydon	\$482,000	27/04/2018

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.~~