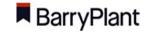
Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offe	ered for s	sale								
Address Including suburb and postcode		23 Manifo	old (Court, Croydon	South Vic (3136				
ndicative selling price										
For the meanin	g of this p	orice see o	cons	sumer.vic.gov.a	u/underquo	ting				
Range between \$700,000				\$750,000						
Median sale	price									
Median price	Median price \$749,500			perty Type Ho	use		Suburb	Croydon	South	
Period - Fron	eriod - From 01/10/2020 to		to	31/12/2020	2020 Source		REIV	,		
Comparable property sales (*Delete A or B below as applicable)										
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							F	Price	Date	of sale
1										
2										
3										
OR									•	
				epresentative re vo kilometres of						arable
		This Stat	teme	ent of Information	on was prei	oared	on: $ extstyle $	13/04/	′2021 12·0	 15





Sarah Savio 9725 98555 0434 639 996 ssavio@barryplant.com.au

Indicative Selling Price \$700,000 - \$750,000 Median House Price December quarter 2020: \$749,500



Rooms: 4
Property Type: House
Land Size: 417 sqm approx

Agent Comments

Comparable Properties

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 9725 9855 | F: 03 9725 2454



