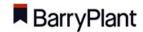
Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Prope	rty offere	d for s	sale									
Address Including suburb and postcode			27-45 Croydon Road, Warrandyte South Vic 3134									
Indica	tive sellir	ng pric	:e									
For the	meaning o	of this p	rice see	con	sumer.vic.go	ον.au/ι	underquo	ting				
Range between \$2			0,000		&		\$2,480,000					
Media	n sale pri	се										
Median price \$1		61,840,0	000	Pro	Property Type Hou		se		Suburl	Warrar	ndyte	South
Period - From 27/11			019	to 26/11/2020			So	ource	REIV			
Compa	arable pro	operty	sales	(*De	lete A or B	belo	w as ap	plica	ble)			
A*		hat the	estate a		es sold withir or agent's r					•		the last six arable to the
Address of comparable property										Price		Date of sale
1												
2												
3												
OR												
B*					epresentativ wo kilometre							e comparable nths.
This Statement of Information was prepared on:								on: Γ	27/11/2020 14:22			









Property Type: Mixed Farming/Grazing/House **Land Size:** 27776 sqm approx

Agent Comments

Indicative Selling Price \$2,300,000 - \$2,480,000 Median House Price 27/11/2019 - 26/11/2020: \$1,840,000

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 9842 8888



