

STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

110 Bellara Drive, Croydon, VIC 3136

INDICATIVE SELLING PRICE

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

Single Price \$760,000

MEDIAN SALE PRICE

Median price \$737,500 | House | Croydon (3136)

Period - From 1 January 2017 to 31 January 2018 | Source - realestate.com.au

COMPARABLE PROPERTY SALES

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
79 LINCOLN ROAD, CROYDON VIC 3136	\$768,000	21/10/2017
65 BAMBRA STREET, CROYDON VIC 3136	\$791,500	16/10/2017
4 MALCOLM COURT, CROYDON NORTH VIC 3136	\$750,000	06/10/2017