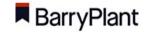
Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale										
Address Including suburb and postcode		58 Mulduri Crescent, Croydon South Vic 3136								
ndicative selling price										
For the meaning of this price see consumer.vic.gov.au/underquoting										
Range between \$765,000				& \$805,000						
Median sale p	rice									
Median price	price \$749,500		Pro	pperty Type Hou	se		Suburl	Croyd	lon Soı	uth
Period - From	- From 01/10/2020 to		to	31/12/2020	Source REIV		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								Price		Date of sale
1										
2										
3										
OR										
				epresentative rea						
	This Statement of Information was prepared on: 21/01/2021 00·50									





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

Median House Price

Indicative Selling Price \$765,000 - \$805,000

December quarter 2020: \$749,500



Property Type: House Land Size: 532 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



