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	51a Surrey Road East, Croydon Vic 3136
postcode	

Indicative selling price

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

Range between \$550,000 & \$600,000	Range between	\$550,000	&	\$600,000
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Median sale price

Median price	\$659,000	Pro	perty Type	House		Suburb	Croydon
Period - From	01/04/2019	to	30/06/2019		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

Add	dress of comparable property	Price	Date of sale
1	382 Dorset Rd CROYDON 3136	\$609,950	21/08/2019
2	1/168 Maroondah Hwy CROYDON 3136	\$597,000	30/07/2019
3	5 & 6/36 Jackson St CROYDON 3136	\$540,000	14/08/2019

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

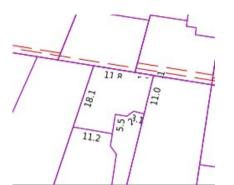
This Statement of Information was prepared on:	16/09/2019 14:51





Brent Earney 9725 0000 0409 726 136 brentearney@methven.com.au

> **Indicative Selling Price** \$550,000 - \$600,000 **Median House Price** June quarter 2019: \$659,000



Property Type: House (Previously

Occupied - Detached) Land Size: 277 sqm approx

Agent Comments

Comparable Properties



382 Dorset Rd CROYDON 3136 (REI)



Price: \$609,950 Method: Private Sale Date: 21/08/2019 Rooms: 3

Property Type: House

Agent Comments



1/168 Maroondah Hwy CROYDON 3136 (REI)



Price: \$597,000

Method: Sold Before Auction

Date: 30/07/2019 Property Type: Unit

Land Size: 363 sqm approx

Agent Comments



5 & 6/36 Jackson St CROYDON 3136 (REI)



Price: \$540.000 Method: Private Sale Date: 14/08/2019 Property Type: Unit

Agent Comments

Account - Professionals Croydon | P: 03 9725 0000 | F: 03 9725 7354



