

## 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	2b Springfield Avenue, Croydon Vic 3136
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#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$545,000

#### Median sale price

Median price	<span style="border: 1px solid black; padding: 2px 10px;">\$710,000</span>	House	<span style="border: 1px solid black; padding: 2px 10px;">X</span>	Unit	<span style="border: 1px solid black; padding: 2px 10px;"></span>	Suburb	<span style="border: 1px solid black; padding: 2px 10px;">Croydon</span>
Period - From	<span style="border: 1px solid black; padding: 2px 10px;">01/01/2019</span>	to	<span style="border: 1px solid black; padding: 2px 10px;">31/03/2019</span>	Source	<span style="border: 1px solid black; padding: 2px 10px;">REIV</span>		

#### 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	Price	Date of sale
1	89a Sellick Dr CROYDON 3136	\$570,000	20/04/2019
2	3/10 Joffre St CROYDON 3136	\$550,000	15/03/2019
3	3/6 Donald St CROYDON 3136	\$545,000	12/03/2019

OR

**B\*** ~~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.~~



**Rooms:**

**Property Type:**

**Agent Comments**

## Comparable Properties



**89a Sellick Dr CROYDON 3136 (REI)**

**Agent Comments**



**Price:** \$570,000

**Method:** Private Sale

**Date:** 20/04/2019

**Rooms:** -

**Property Type:** House

**Land Size:** 318 sqm approx



**3/10 Joffre St CROYDON 3136 (REI/VG)**

**Agent Comments**



**Price:** \$550,000

**Method:** Private Sale

**Date:** 15/03/2019

**Rooms:** -

**Property Type:** Unit

**Land Size:** 325 sqm approx



**3/6 Donald St CROYDON 3136 (REI/VG)**

**Agent Comments**



**Price:** \$545,000

**Method:** Private Sale

**Date:** 12/03/2019

**Rooms:** 3

**Property Type:** Unit