

Date: 06/03/2019

Statement of Information

Single residential property located in Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*



Property offered for sale

Address
Including suburb and
postcode

1/7 Victory Street, Croydon 3136

Indicative selling price

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

Range between \$680,000 - \$715,000

Median sale price

Median price

\$770,000

House

X

Unit

Suburb
or locality

Croydon

Period - From

01/10/2018

to

31/12/2018

Source

REIV

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
71a Hull Road, Croydon 3136	\$710,000	10/10/2018
21a Dorset Road, Croydon 3136	\$690,000	24/12/2018
52a Lincoln Road, Croydon 3136	\$690,000	18/10/2018