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

2/75 Eastfield Road, Croydon Vic 3136

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ting		
Range betweer	\$550,000		&		\$600,000			
Median sale p	rice							
Median price	\$581,250	Pro	operty Type	Unit			Suburb	Croydon
Period - From	01/10/2019	to	30/09/2020		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	3/9 Langley St RINGWOOD EAST 3135	\$618,000	10/07/2020
2	26 Bayswater Rd CROYDON 3136	\$585,000	28/08/2020
3	1/92 Mt Dandenong Rd RINGWOOD EAST 3135	\$572,888	14/10/2020

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.

This Statement of Information was prepared on:

05/01/2021 14:58



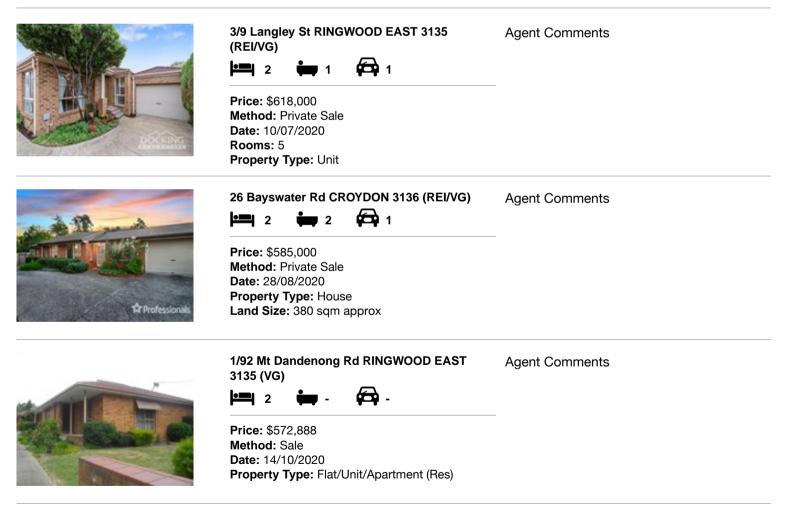






Property Type: Unit Land Size: 387 sqm approx Agent Comments Indicative Selling Price \$550,000 - \$600,000 Median Unit Price Year ending September 2020: \$581,250

Comparable Properties



Account - Barry Plant | P: 03 9722 7166 | F: 03 9722 7008



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.