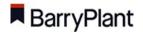
Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Proper	ty offer	ed for s	sale											
Address Including suburb and postcode			5/4 Alfrick Road, Croydon Vic 3136											
Indicat	ndicative selling price													
For the	For the meaning of this price see consumer.vic.gov.au/underquoting													
Range between \$470,000					&	\$490,000								
Mediar	n sale p	rice												
Media	an price	\$591,00	00	Pr	operty Type	Unit			Sub	ourb	Croydon			
Period	d - From	01/04/2	020	to	30/06/2020)	So	ource	REI	V				
Compa	arable p	roperty	sales	(*De	lete A or B	belo	w as ap	plica	ble)					
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										Pr	ice	Date of	sale	
1														
2														
3														
OR														
В*		_	_		representativ wo kilometre		•					•	rable	
	This Statement of Information was prepared on:									08/10/2020 19:14				







Property Type: Apartment Agent Comments

Indicative Selling Price \$470,000 - \$490,000 Median Unit Price June quarter 2020: \$591,000

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



