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

Unit 2 & 3/18 Todd Court, Croydon Vic 3136

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ting		
Range betweer	\$720,000		&		\$760,000			
Median sale pi	rice							
Median price	\$591,000	Pro	operty Type	Unit			Suburb	Croydon
Period - From	01/04/2020	to	30/06/2020		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	4/394 Mt Dandenong Rd CROYDON 3136	\$782,000	07/03/2020
2	139a Hull Rd CROYDON 3136	\$750,500	02/07/2020
3	30a Haig St CROYDON 3136	\$730,066	15/04/2020

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:

25/07/2020 17:27



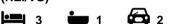


Property Type: Agent Comments

Indicative Selling Price \$720,000 - \$760,000 **Median Unit Price** June quarter 2020: \$591,000

Comparable Properties

4/394 Mt Dandenong Rd CROYDON 3136 Agent Comments (REI/VG)



Price: \$782,000 Method: Auction Sale Date: 07/03/2020 Property Type: Unit

Land Size: 530 sqm approx

139a Hull Rd CROYDON 3136 (REI) **2** 2 **1** 3

2

Agent Comments



Price: \$750,500 Method: Private Sale Date: 02/07/2020 Property Type: Unit



30a Haig St CROYDON 3136 (REI/VG)



Price: \$730,066 Method: Private Sale Date: 15/04/2020 Property Type: House Land Size: 404 sqm approx Agent Comments

Account - Max Brown | P: 131 629 | F: 1300 329 629



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.