

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

21 Taylors Road, Croydon Vic 3136

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$960,000

&

\$1,056,000

Median sale price

Median price \$672,500

House

X

Suburb

Croydon

Period - From 01/01/2017

to

31/03/2017

Source

REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
10 The Oaks CROYDON 3136	\$1,005,000	24/04/2017
23 Fortuna Av CROYDON 3136	\$991,000	18/03/2017
2 Larissa Ct CROYDON 3136	\$990,000	23/12/2016