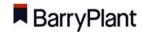
Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Prope	rty offer	ed for s	sale											
Address Including suburb and postcode				4 Croydon Road, Croydon Vic 3136										
Indica	ndicative selling price													
For the	meaning	of this p	orice see	e con	sumer.vic.go	ov.au/ı	underquo	ting						
Range between \$400,00			000		&		\$440,000							
Media	n sale p	rice												
Medi	ian price	\$605,00	00	Pro	operty Type	Unit			Subu	rb	Proydon			
Period - From		09/06/2020		to	to 08/06/2021		Source REI\		REIV	,				
Compa	arable p	roperty	sales	(*De	lete A or B	belo	w as ap _l	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										Pric	е	Date	of sale	
1														
2														
3														
OR														
B*					epresentativ wo kilometre								arable	
This Statement of Information was prepared on:								on:	09/06/2021 13:25					









Indicative Selling Price \$400,000 - \$440,000 Median Unit Price 09/06/2020 - 08/06/2021: \$605,000

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



