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Member of REIV

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STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address 24 THURLEIGH AVENUE CROYDON SOUTH VIC 3136

Including suburb and
postcode

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$* _____ or range between \$ 850,000 & \$ 915,000

Median sale price

Median price \$ 822,500 Property Type 4 Bedroom Suburb Croydon Sth

Period - From 19/12/2019 to 19/12/2019 Source REALESTATE.COM.AU

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.

Address of comparable property	Price	Date of sale
1 36 Shane Crescent Croydon South	\$880,000	04/11/2019
2 12 Longview Road Croydon South	\$910,000	09/11/2019
3 2 Raymond Court Ringwood East	\$925,000	26/10/2019

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: 30/12/2019