

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

1/6 Kitchener Road, Croydon Vic 3136

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$600,000

&

\$660,000

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
5/18-20 Hull Rd CROYDON 3136	\$650,000	29/04/2017
6/195 Dorset Rd CROYDON 3136	\$647,000	21/04/2017
1/38 Pascoe Av CROYDON 3136	\$630,000	20/03/2017