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

16 Diana Street, Croydon Vic 3136

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$980,000		&		\$1,070,000			
Median sale pr	rice							
Median price	\$860,888	Pro	operty Type	Hou	se		Suburb	Croydon
Period - From	01/01/2021	to	31/03/2021		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.

Ado	dress of comparable property	Price	Date of sale
1	2 Ashcombe Dr RINGWOOD 3134	\$1,060,000	19/06/2021
2	7 The Pass CROYDON 3136	\$1,045,000	20/04/2021
3	17 Shane Cr CROYDON SOUTH 3136	\$1,060,000	30/03/2021

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:

15/07/2021 09:29



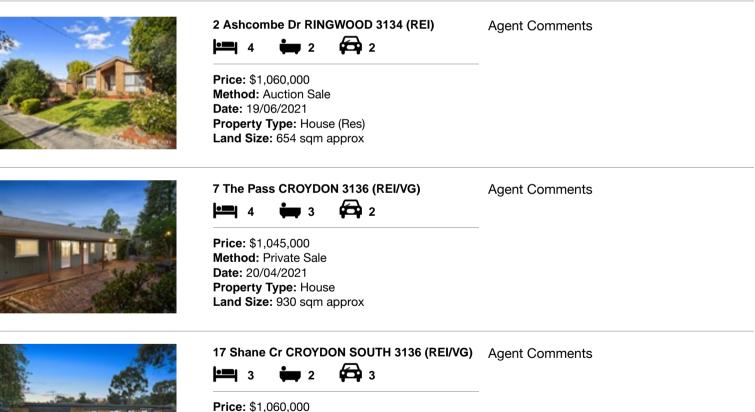






Property Type: House (Res) Land Size: 836 sqm approx Agent Comments Indicative Selling Price \$980,000 - \$1,070,000 Median House Price March quarter 2021: \$860,888

Comparable Properties



Price: \$1,060,000 Method: Private Sale Date: 30/03/2021 Property Type: House Land Size: 890 sqm approx

Account - Barry Plant | P: 03 9725 9855 | F: 03 9725 2454



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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.