

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

5 Eden Street, Croydon Vic 3136

Indicative selling price

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

Range between \$570,000

&

\$627,000

Median sale price

Median price \$770,000

House

X

Unit

Suburb Croydon

Period - From 01/10/2016

to

30/09/2017

Source 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.~~

Address of comparable property	Price	Date of sale
1		
2		
3		

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.



Rooms:

Property Type: House (Res)

Land Size: 370 sqm approx

Agent Comments

Indicative Selling Price

\$570,000 - \$627,000

Median House Price

Year ending September 2017: \$770,000

Comparable Properties



1/5 Joseph St RINGWOOD EAST 3135 (REI)

Agent Comments



Price: \$630,000

Method: Auction Sale

Date: 23/09/2017

Rooms: -

Property Type: House (Res)

Land Size: 380 sqm approx



2/29 Eastfield Rd RINGWOOD EAST 3135 (REI) Agent Comments



Price: \$616,000

Method: Private Sale

Date: 24/11/2017

Rooms: 6

Property Type: Unit

Land Size: 426 sqm approx

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.