

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 368 Mt Dandenong Road, Croydon Vic 3136

Indicative selling price

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

Range between \$520,000 & \$570,000

Median sale price

Median price \$550,000 Property Type Unit Suburb Croydon

Period - From 01/10/2018 to 30/09/2019 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	9a Parry St CROYDON 3136	\$570,000	22/07/2019
2	1/159 Lincoln Rd CROYDON 3136	\$562,000	15/05/2019
3	1/20 Liverpool Rd KILSYTH 3137	\$550,000	19/08/2019

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: 22/10/2019 11:59



Property Type: House

Land Size: 426 sqm approx

Agent Comments

Comparable Properties



9a Parry St CROYDON 3136 (REI/VG)

Agent Comments



Price: \$570,000

Method: Private Sale

Date: 22/07/2019

Rooms: 4

Property Type: House

Land Size: 447 sqm approx



1/159 Lincoln Rd CROYDON 3136 (REI/VG)

Agent Comments



Price: \$562,000

Method: Private Sale

Date: 15/05/2019

Property Type: House

Land Size: 495 sqm approx



1/20 Liverpool Rd KILSYTH 3137 (REI)

Agent Comments



Price: \$550,000

Method: Private Sale

Date: 19/08/2019

Property Type: House

Land Size: 359 sqm approx