

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

2/25 Vernon Street, Croydon Vic 3136

Indicative selling price

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

Range between \$660,000

&

\$726,000

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
2/1 Wesley Ct CROYDON 3136	\$723,000	30/03/2017
3/9-11 Beaufort Rd CROYDON 3136	\$721,000	13/05/2017
5/18-20 Hull Rd CROYDON 3136	\$650,000	29/04/2017