

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

30A Thomas Street, Croydon South Vic 3136

Indicative selling price

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

Range between \$620,000 & \$682,000

Median sale price

Median price \$580,000

Unit X

Suburb Croydon South

Period - From 01/04/2016 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
2/13 Valda Av RINGWOOD EAST 3135	\$680,000	25/03/2017
17a Baker Rd BAYSWATER NORTH 3153	\$652,000	14/02/2017
2/30 Victoria St RINGWOOD EAST 3135	\$645,000	10/04/2017