

STATEMENT OF INFORMATION

INTERNET ADVERTISING FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

10 Broughton Avenue, Croydon, VIC 3136

INDICATIVE SELLING PRICE

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

Single Price \$620,000

MEDIAN SALE PRICE

Median price \$773,500 | Unit | Croydon (3136)

Period - From 28 May 2018 to 28 May 2019 | Source - realestate

COMPARABLE PROPERTY SALES

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
2/5 LEIGH ROAD, CROYDON VIC 3136	\$560,000	15/05/2019
4/26 HUMBER ROAD, CROYDON NORTH VIC 3136	\$575,000	26/04/2019
2/11 GARY COURT, CROYDON VIC 3136	\$597,000	25/01/2019