



STATEMENT OF INFORMATION

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

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

9/12 Alfrick Road, Croydon, VIC 3136

INDICATIVE SELLING PRICE

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

Range Between \$400,000 & \$430,000

MEDIAN SALE PRICE

Median price \$492,500 | Unit | Croydon (3136)

Period - From 9 April 2018 to 23 April 2018 | Source - Real Estate.com

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
202/296 MT DANDENONG ROAD, CROYDON VIC 3136	\$455,000	23/04/2018
206/10 ALFRICK ROAD, CROYDON VIC 3136	\$455,000	04/12/2018
202/291 MT DANDENONG ROAD, CROYDON VIC 3136	\$420,000	04/07/2018