

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

3/107 Mount View Parade, Croydon, VIC 3136

INDICATIVE SELLING PRICE

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

Range Between \$640,000 & \$695,000

MEDIAN SALE PRICE

Median price \$622,500 | Unit | Croydon (3136)

Period - From 1 January 2018 to 31 March 2018 | Source - REIV - PDOL

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
77A HULL ROAD, CROYDON VIC 3136	\$650,000	10/03/2018
9/116 HULL ROAD, CROYDON VIC 3136	\$665,000	15/03/2018
3/6 HAIG STREET, CROYDON VIC 3136	\$685,000	11/02/2018