



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

22 Bartlett Avenue, Croydon, VIC 3136

INDICATIVE SELLING PRICE

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

Range Between \$720,000 & \$760,000

MEDIAN SALE PRICE

Median price \$580,000 | Unit | Croydon (3136)

Period - From 1 May 2019 to 30 April 2019 | Source - Corelogic

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
2/14 THACKERAY COURT, CROYDON VIC 3136	\$735,000	25/01/2019
16A EMMA ROAD, CROYDON VIC 3136	\$749,000	13/05/2019
3/307 MAROONDAH HIGHWAY, CROYDON NORTH VIC 3136	\$695,000	25/01/2019