

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

Lot 3 / 1-9 Vasey Concourse, Croydon, VIC 3136

INDICATIVE SELLING PRICE

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

Range Between \$850,000 & \$920,000

MEDIAN SALE PRICE

Median price \$825,000 | House | Croydon (2132)

Period - From 1 January 2017 to 29 January 2018 | Source - realestate.com.au

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
8 ORCHARD DRIVE, CROYDON VIC 3136	\$870,000	09/06/2017
12 CARCOOLA ROAD, RINGWOOD EAST VIC 3135	\$860,000	31/08/2017
7 HINKLEY AVENUE, CROYDON VIC 3136	\$900,000	10/12/2017