Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	47 Surrey Road East Croydon VIC 3136

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	$990,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$800,000	Property type	House	Suburb	Croydon
Period-from	01 Jun 2020	to	31 May 2021	Source	Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 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
252 Dorset Road Croydon VIC 3136	$1,020,000	30-Jan-21
16 Lynwood Avenue Ringwood East VIC 3135	$910,000	26-Oct-19
9 Kincumber Drive Croydon VIC 3136	$910,000	01-May-21

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 18 June 2021

George Brown
M 0431458777
E george.brown@stockdaleleggo.com.au



252 Dorset Road Croydon VIC 3136 Sold Price RS **$1,020,000** Sold Date **30-Jan-21**

3 1 1 Distance **0.47km**



16 Lynwood Avenue Ringwood East VIC 3135 Sold Price **$910,000** Sold Date **26-Oct-19**

3 1 1 Distance **4.41km**



9 Kincumber Drive Croydon VIC 3136 Sold Price Sold Date **01-May-21**

3 1 1 Distance **0.84km**

RS = Recent sale **UN** = Undisclosed Sale

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