Donvale
67 Mitcham Road
Donvale VIC 3111
Telephone 03 9874 7677
Facsimile 03 9874 6292

Croydon
142 Maroondah Highway
Croydon VIC 3136
Telephone 03 9722 9755
Facsimile 03 9723 1755

Email info@hoskins.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb and postcode	4/79 Bayswater Road 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)

Range between $410,000 & $450,000

Median sale price

(*Delete house or unit as applicable)

Median price $542,000 *Unit x Suburb Croydon Vic 3136

Period - From Jan 2017 to March 2017 Source REIV

Comparable property sales

A* 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
1 37/77 -79 Bayswater Road, Croydon	$440,000	02/11/2016
2 36/36 Dorset Road, Croydon	$425,000	18/10/16
3 12 /355 Dorset Road Croydon	$450,000	24/1/17