hoskins
premium property people

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

www.hoskins.com.au

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: 2/357 Maroondah Highway, Croydon North

Indicative selling price

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

Single price: $ 619,800 or range between: $ & $

Median sale price

(*Delete house or unit as applicable)

Median price: $575,000 *House: *Unit: ✓ Suburb: CROYDON NORTH

Period - From: 1/1/2017 to: 31/3/2017 Source: REIV

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 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. 6/357 Maroondah Highway, Croydon	$ 612,500	25/1//2017
2. 26a David Drive, Mooroolbark	$ 620,000	09/3/2017
3. 15 Orbell Jones Court, Croydon	$ 636,000	2/3/2017

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 six months.~~