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	10/379-381 Maroondah Highway, Croydon North Vic 3136

Indicative selling price

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

Range Between	$500,000	&	$550,000

Median sale price

Median price	$610,000	Property type	Unit	Suburb	Croydon North
Period - From	01/07/2019	to	30/06/2020	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 5/63 Surrey Road.E CROYDON 3136	$551,000	31/07/2020
2	$	
3	$	

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.

This Statement of Information was prepared on: 06/08/2020 13.14