

Statement of Information
**Multiple residential properties
 located in the Melbourne
 metropolitan area**



Sections 47AF of the Estate Agents Act 1980

Unit offered for sale

Address
 Including suburb and
 postcode

1-4/36 Leigh 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)

Unit type or class e.g. One bedroom units	Single price		Lower price	&	Higher price
3 bedroom town house	\$*	Or range between	\$715,000	&	\$730,000
	\$*	Or range between	\$*	&	\$
	\$*	Or range between	\$*	&	\$
	\$*	Or range between	\$*	&	\$
	\$*	Or range between	\$*	&	\$

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price Suburb

Period - From To Source

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

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
3 bedroom townhouse	1 - 7 Park Lane Croydon Vic 3136	\$772,500	26/08/2017
	2 - 1/32-34 Tims Avenue, Croydon Vic 3136	\$767,500	5/04/2017
	3 - 1/195 Dorset Road, Croydon Vic 3136	\$710,000	7/03/2107