

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 9/116-118 Hull 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)

Single price or range between \$700,000 & \$740,000

Median sale price

(*Delete house or unit as applicable)

Median price \$510,000 *House ☐ *Unit ☒ Suburb Croydon
Period - From 1/04/2017 to 30/06/2017 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 – 2/35 Ruskin Av Croydon Vic 3136	\$741,000	26/05/2017
2 – 1/100 Hull Road Croydon Vic 3136	\$710,000	25/07/2017
3 – 3/116-118 Hull Road Croydon Vic 3136	\$702,000	18/04/2017