

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 7/11-13 Ross Road, Croydon Vic 3136

Indicative selling price

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

Range between \$620,000 & \$680,000

Median sale price

Median price \$510,000 House Unit X Suburb Croydon

Period - From 01/04/2017 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	30 Dunlop Av BAYSWATER NORTH 3153	\$665,000	15/07/2017
2	1/15 Mines Rd RINGWOOD EAST 3135	\$650,000	06/08/2017
3	30a Thomas St CROYDON SOUTH 3136	\$620,000	04/09/2017

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.



3 1 2

Rooms:
Property Type: House (Res)
Land Size: 337 sqm approx
Agent Comments

Indicative Selling Price
\$620,000 - \$680,000
Median Unit Price
June quarter 2017: \$510,000

Comparable Properties



30 Dunlop Av BAYSWATER NORTH 3153 (REI) **Agent Comments**

3 1 1

Price: \$665,000
Method: Auction Sale
Date: 15/07/2017
Rooms: 4
Property Type: House (Res)
Land Size: 440 sqm approx



1/15 Mines Rd RINGWOOD EAST 3135 (REI) **Agent Comments**

3 1 1

Price: \$650,000
Method: Private Sale
Date: 06/08/2017
Rooms: 5
Property Type: House (Res)



30a Thomas St CROYDON SOUTH 3136 (REI) **Agent Comments**

3 2 2

Price: \$620,000
Method: Private Sale
Date: 04/09/2017
Rooms: -
Property Type: Townhouse (Res)