

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: 1/358 Maroondah Hwy, Croydon

Indicative selling price

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

Range between \$600,000 & \$660,000

Median sale price

Median price \$ 672,500 House Suburb Croydon

Period - from 01/01/2017 to 30/03/2017 Source REIV

Comparable property sales

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 – 39 Rodleigh Street, Croydon	\$600,000	22/02/2017
2 – 1 Gary Court, Croydon	\$605,000	22/04/2017
3 – 26 Evans Drive, Croydon	\$635,000	10/02/2017