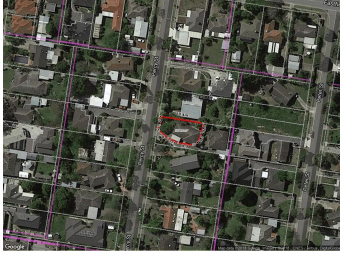


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1/5 PERCY STREET, CROYDON SOUTH,

3 2 1

Indicative Selling Price

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

Price Range: \$630,000 to \$690,000

Provided by: floris antonides, Ian Reid Vendor Advocates

MEDIAN SALE PRICE



CROYDON SOUTH, VIC, 3136

Suburb Median Sale Price (Unit)

\$645,750

01 July 2017 to 31 December 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



37 HOMER AVE, CROYDON SOUTH, VIC 3136

3 2 1

Sale Price

***\$702,000**

Sale Date: 17/02/2018

Distance from Property: 813m



1 NYANDA CRT, CROYDON, VIC 3136

3 1 1

Sale Price

\$667,000

Sale Date: 23/10/2017

Distance from Property: 1.6km



1/182 BAYSWATER RD, CROYDON SOUTH, VIC

3 1 3

Sale Price

\$671,500

Sale Date: 21/11/2017

Distance from Property: 744m



This report has been compiled on 05/03/2018 by Ian Reid Vendor Advocates. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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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

1/5 PERCY STREET, CROYDON SOUTH, VIC 3136

Indicative selling price

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

Price Range: \$630,000 to \$690,000

Median sale price

Median price

\$645,750

House

Unit

X

Suburb

CROYDON SOUTH

Period

01 July 2017 to 31 December 2017

Source

pricfinder

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
37 HOMER AVE, CROYDON SOUTH, VIC 3136	*\$702,000	17/02/2018
1 NYANDA CRT, CROYDON, VIC 3136	\$667,000	23/10/2017
1/182 BAYSWATER RD, CROYDON SOUTH, VIC 3136	\$671,500	21/11/2017