

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](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price  or range between \$680,000 & \$710,000

**Median sale price**

(\*Delete house or unit as applicable)

Median price \$566,100 \*House  \*Unit  Suburb Croydon  
Period - From 1/07/2017 to 30/09/2017 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 – 5/195 Dorset Road Croydon Vic 3136 | \$721,000 | 01/09/2017   |
| 2 – 1/100 Hull Road Croydon Vic 3136   | \$710,000 | 25/07/2017   |
| 3 – 2/4 Lincoln Road Croydon Vic 3136  | \$690,000 | 26/09/2017   |