
STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

35 Morgan Avenue, Croydon, VIC 3136

INDICATIVE SELLING PRICE

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

Range Between \$750,000 & \$800,000

MEDIAN SALE PRICE

Median price \$672,500 | House | Croydon (3136)

Period - From 1 April 2017 to 30 June 2017 | Source - REIV - PDOL

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
21 DIXON AVE, CROYDON VIC 3136	\$760,000	04/07/2017
138 LINCOLN RD, CROYDON VIC 3136	\$800,212	20/06/2017
81 HULL RD, CROYDON VIC 3136	\$730,000	26/08/2017