

Date: 5-9-18

Statement of Information  
**Single residential property located in Melbourne metropolitan area**

Sections 47AF of the *Estate Agents Act 1980*



**Property offered for sale**

Address  
Including suburb and  
postcode 2/71 Hull Road, Croydon 3136

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$690,000 & \$730,000

**Median sale price**

Median price \$578,000 House  Unit  X Suburb or locality Croydon

Period - From 01/04/2018 to 30/06/2018 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
3/107 Mount View Parade, Croydon	\$680,000	14/7/18
2/392 Dorset Road, Croydon	\$720,000	16/4/18
3/77 Cambridge Road, Mooroolbark	\$730,000	10/7/18