

Date: 26/09/2018

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980



Property offered for sale

Address
Including suburb or locality and postcode

1/6 Humber Road Croydon North VIC 3136

Indicative selling price

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

Single price \$ or range between \$595,000 & \$645,000

Median sale price

Median price \$632,500 *House *Unit Suburb or locality Croydon North

Period - From 01/07/2017 to 30/06/2018 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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	15/46-48 Bonnie View Road CROYDON NORTH VIC 3136	\$ 636,888	09/05/2018
2	4/290 Maroondah Highway CROYDON NORTH VIC 3136	\$ 630,000	24/09/2018
3	5/12 Karingal Street CROYDON NORTH VIC 3136	\$ 620,000	11/04/2018

OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~