

## Statement of Information

### Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address Including suburb and postcode	5/8-12 Landale Avenue, Croydon Vic 3136
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#### Indicative selling price

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

Single price	\$530,000
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#### Median sale price

Median price	\$585,000	House		Unit	X	Suburb	Croydon
Period - From	01/10/2017	to	30/09/2018	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	2/17-19 Leigh Rd CROYDON 3136	\$532,000	02/10/2018
2	6/300-304 Dorset Rd CROYDON 3136	\$530,000	09/08/2018
3	2/56 Hewish Rd CROYDON 3136	\$522,000	02/11/2018

OR

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



**Rooms:**  
**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**  
\$530,000  
**Median Unit Price**  
Year ending September 2018: \$585,000

## Comparable Properties



**2/17-19 Leigh Rd CROYDON 3136 (VG)**

**Agent Comments**



**Price:** \$532,000  
**Method:** Sale  
**Date:** 02/10/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 170 sqm approx



**6/300-304 Dorset Rd CROYDON 3136 (REI/VG)**

**Agent Comments**



**Price:** \$530,000  
**Method:** Private Sale  
**Date:** 09/08/2018  
**Rooms:** 3  
**Property Type:** Unit  
**Land Size:** 263 sqm approx



**2/56 Hewish Rd CROYDON 3136 (REI)**

**Agent Comments**



**Price:** \$522,000  
**Method:** Private Sale  
**Date:** 02/11/2018  
**Rooms:** 3  
**Property Type:** Unit