

## 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 104 Eastfield 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)

Range between \$700,000 & \$770,000

#### Median sale price

Median price \$811,750 House  Unit  Suburb Croydon

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 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	7 Gum Tree Cl CROYDON 3136	\$770,000	18/03/2018
2	100 Eastfield Rd CROYDON 3136	\$720,000	30/06/2018
3	62 Barclay Av CROYDON 3136	\$702,500	25/02/2018

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:**  
 Agent Comments

**Indicative Selling Price**  
 \$700,000 - \$770,000  
**Median House Price**  
 Year ending June 2018: \$811,750

## Comparable Properties



**7 Gum Tree CI CROYDON 3136 (VG)**

Agent Comments



**Price:** \$770,000  
**Method:** Sale  
**Date:** 18/03/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 871 sqm approx



**100 Eastfield Rd CROYDON 3136 (REI)**

Agent Comments



**Price:** \$720,000  
**Method:** Auction Sale  
**Date:** 30/06/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 864 sqm approx



**62 Barclay Av CROYDON 3136 (VG)**

Agent Comments



**Price:** \$702,500  
**Method:** Sale  
**Date:** 25/02/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 863 sqm approx