

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1/15 PLUMER STREET, CROYDON, VIC

2 1 1

Indicative Selling Price

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

Price Range: \$500,000 to \$550,000

Provided by: Luke Scanna, ian reid's vendor advocacy australia

MEDIAN SALE PRICE



CROYDON, VIC, 3136

Suburb Median Sale Price (Unit)

\$558,250

01 July 2018 to 30 June 2019

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



2/8 DONALD ST, CROYDON, VIC 3136

2 1 1

Sale Price

****\$540,000**

Sale Date: 25/07/2019

Distance from Property: 735m



1/63 SURREY RD, CROYDON, VIC 3136

2 1 1

Sale Price

\$520,000

Sale Date: 02/05/2019

Distance from Property: 302m



3/6 DONALD ST, CROYDON, VIC 3136

2 1 2

Sale Price

\$545,000

Sale Date: 04/03/2019

Distance from Property: 771m



This report has been compiled on 28/08/2019 by Ian Reid Vendor Advocates. Property Data Solutions Pty Ltd 2019 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

Property offered for

Address
Including suburb and

1/15 PLUMER STREET, CROYDON, VIC 3136

Indicative selling price

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

Price Range: \$500,000 to \$550,000

Median sale price

Median price \$558,250

House

Unit

X

Suburb

CROYDON

Period 01 July 2018 to 30 June 2019

Source

 pricfinder

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

Price

Date of sale

2/8 DONALD ST, CROYDON, VIC 3136	**\$540,000	25/07/2019
1/63 SURREY RD, CROYDON, VIC 3136	\$520,000	02/05/2019
3/6 DONALD ST, CROYDON, VIC 3136	\$545,000	04/03/2019