

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	y offered	for sale
-----------------	-----------	----------

Address	25 Ramble Crescent, Croydon Vic 3136
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$600,000	&	\$660,000

Median sale price

Median price	\$710,000	Hou	use X	Unit		Suburb	Croydon
Period - From	01/01/2019	to	31/03/2019		Source	REIV	

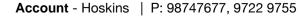
Comparable property sales (*Delete A or B below as applicable)

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.

Ad	dress of comparable property	Price	Date of sale
1	2/23 Ronald Rd CROYDON 3136	\$667,000	18/03/2019
2	40b Sevenoaks Av CROYDON 3136	\$630,000	05/03/2019
3	1/60 Plymouth Rd CROYDON 3136	\$617,000	16/05/2019

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.







Generated: 24/05/2019 17:46