

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 16 Manifold Court, Croydon South Vic 3136

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$* or range between \$685,000 & \$750,000

Median sale price

Median price \$733,500 Property type House Suburb Croydon South

Period - From 1/10/2019 to 31/12/2019 Source REIV

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

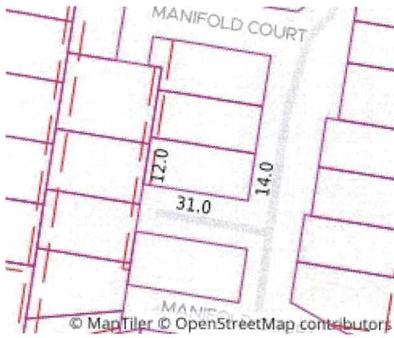
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
92 Eastfield Road, CROYDON SOUTH 3136	\$750,000	28/11/2019
8 Perry Close, CROYDON SOUTH 3136	\$700,000	26/11/2019
22 Azarow Circuit, CROYDON SOUTH 3136	\$682,000	15/8/2019

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.

This Statement of Information was prepared on: 10/2/2020 11:02



Property Type: House (Previously Occupied - Detached)
Land Size: 434 sqm approx
Agent Comments

Indicative Selling Price
\$685,000 - \$750,000
Median House Price
December quarter 2019: \$733,500

Comparable Properties



92 Eastfield Rd CROYDON SOUTH 3136 (REI/VG)

Agent Comments



Price: \$750,000
Method: Sale by Tender
Date: 28/11/2019
Property Type: Unit
Land Size: 388 sqm approx



8 Perry Ct CROYDON SOUTH 3136 (REI)

Agent Comments



Price: \$700,000
Method: Private Sale
Date: 26/11/2019
Rooms: 4
Property Type: House



22 Azarow Ct CROYDON SOUTH 3136 (REI/VG)

Agent Comments



Price: \$682,000
Method: Private Sale
Date: 15/08/2019
Property Type: House
Land Size: 594 sqm approx