

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Address 11 Vernon St & 20-22 Lusher Rd, Croydon - (MONTAINE)

Indicative selling price

Unit type or class	Single price		Lower price	&	Higher price
2 Bed, 2 Bath, 1 Carpark – GROUP A	\$*580,000	Or range between	\$*		\$
3 Bed, 2 Bath, 2 Carpark – GROUP B	\$*720,000	Or range between	\$*		\$
4 Bed, 4 Bath, 2 Carpark – GROUP C	\$*855,000	Or range between	\$*		\$
4 Bed, 4 Bath, 2 Carpark – GROUP D	\$*	Or range between	\$*920,000		\$930,000

Suburb unit median sale price

Median price \$550,500

Suburb Croydon

Period - From

01/07/18

To

30/06/19

Source

REIV

Comparable property sales

Unit type or class

Address of comparable unit

GROUP A	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.
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Unit type or class

Address of comparable unit

Price

Date of sale

	Address of comparable unit	Price	Date of sale
GROUP B	1 3/5 Highland Av CROYDON 3136 VIC	\$720,000	01/04/2019
	2	\$	
	3	\$	

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

Unit type or class

Address of comparable unit

GROUP C	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.
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Unit type or class

Address of comparable unit

GROUP D	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.
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This Statement of Information was prepared on:

16/09/2019