



Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

[Empty box]

Unit offered for sale

Address Including suburb and postcode Units 1,3 & 4 / 20 Laird Street Croydon 3136

Indicative selling price

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

Table with 4 columns: Unit type or class, Single price, Lower price, Higher price. Rows include Unit 1-3 Bedroom, Unit 3-2 Bedroom, Unit 4-3 Bedroom, and two empty rows.

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price \$551,000 Suburb Croydon Period - From 01/04/2018 To 31/03/2019 Source REIV

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

A\* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class

E.g. One bedroom units

Table with 4 columns: Unit type or class, Address of comparable unit, Price, Date of sale. Rows include 2 Bedroom units at 51 Tanika Circuit, 3/268 Maroondah Hwy, and 3/10 Joffre St.



**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
3 Bedroom	1 3/460 Mt Dandenong Road, Kilsyth 3137	\$690,000	18/03/2019
	2 1/7 Thackeray Court, Croydon 3136	\$670,000	22/03/2019
	3 2/8 Montgomery Ct, Kilsyth 3137	\$650,000	06/03/2019

**B\*** 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.