

# 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

2/57 Orchard Drive, Croydon Vic 3136

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$850,000 & \$900,000

### Median sale price

Median price

\$725,000

Property Type

House

Suburb

Croydon

Period - From

01/07/2019

to

30/09/2019

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
1	53 Eastfield Rd RINGWOOD EAST 3135	\$885,000	30/09/2019
2	72 Heathwood St RINGWOOD EAST 3135	\$880,000	21/10/2019
3	12 Ainslie Park Av CROYDON 3136	\$855,000	21/09/2019

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:

25/11/2019 13:22



 4    3    2

**Rooms:** 6

**Property Type:** House

**Land Size:** 935 sqm approx

**Agent Comments**

## Comparable Properties



**53 Eastfield Rd RINGWOOD EAST 3135 (VG)**

**Agent Comments**

 3    -    -

**Price:** \$885,000

**Method:** Sale

**Date:** 30/09/2019

**Property Type:** House (Res)

**Land Size:** 951 sqm approx



**72 Heathwood St RINGWOOD EAST 3135 (REI)**

**Agent Comments**

 4    2    2

**Price:** \$880,000

**Method:** Sold Before Auction

**Date:** 21/10/2019

**Rooms:** 7

**Property Type:** House (Res)

**Land Size:** 922 sqm approx



**12 Ainslie Park Av CROYDON 3136 (REI)**

**Agent Comments**

 4    1    1

**Price:** \$855,000

**Method:** Auction Sale

**Date:** 21/09/2019

**Property Type:** House (Res)

**Land Size:** 916 sqm approx