

## 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  
118 Longview, Road Croydon South, Vic 3136

### Indicative selling price

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

Single price  or range between \$F,G €000 & \$F,H I ,000

### Median sale price

Median price \$885,000 Property type House Suburb Croydon South

Period - From 01/01/2021 to 19/09/2021 Source Price Finder

### Comparable property sales

**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 36 Andrew Crescent Croydon South	\$1,420,000	17/04/2021
2 16 The Pass Croydon South at 994Sqm	\$1,280,000	
3 7 Auburn Grove, Croydon South	\$1,800,000	10/04/2021

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: 30/09/2021