

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
Including suburb and
postcode 2&3/19 Morris Road, Croydon

Indicative selling price

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

Unit type or class e.g. Two bedroom units	Single price		Lower price		Higher price
2/19 Morris Road, Croydon		Or range between	\$880,000	&	\$950,000
3/19 Morris Road, Croydon		Or range between	\$980,000	&	\$1,050,000

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price \$901,500 Suburb Croydon

Period - From June, 2023 To May, 2024 Source Realestate.com

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

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.

This Statement of Information was prepared on:

19th June, 2024