

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	32 Lanier Crescent, Croydon North Vic 3136
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$850,000	&	\$935,000
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Median sale price

Median price	\$887,000	House	X	Unit		Suburb	Croydon North
Period - From	01/10/2017	to	31/12/2017	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	122 Croydon Hills Dr CROYDON HILLS 3136	\$935,000	28/10/2017
2	8 Mulgrave Way CROYDON NORTH 3136	\$905,000	16/01/2018
3	1 Tallarook Ct CROYDON HILLS 3136	\$845,000	29/12/2017

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.~~