

Statement of Information: 05/10/2018
**Single residential property located in
the Melbourne metropolitan area**

Sections 47AF of the Estate Agents Act 1980



Property offered for sale

Address
Including suburb and
postcode 3a Ridgway Avenue, Croydon VIC 3136

Indicative selling price

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

Single price \$ or range between \$660,000 & \$680,000

Median sale price

(*Delete house or unit as applicable)

Median price \$770,000 *House X *Unit Suburb Croydon

Period - From 1/4/2018 to 30/6/2018 Source REIV

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
17 Binbrook Drive, Croydon 3136	\$745,000	19/2/2108
1/10 Valda Avenue, Ringwood East 3135	\$725000	15/7/2018
32 Broughton Avenue, Croydon 3136	\$710,000	5/5/2018

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.~~