

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address 3/12 Vinter Avenue, Croydon VIC 3136

Indicative selling price

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

Range
Between \$590,000 - \$630,000

Median sale price

Median price \$578,000 Unit Suburb CROYDON

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

Comparable property sales

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 – 7/47 Taylors Road, Croydon	\$585,000	12 May 2018
2 – 3/13 Lindel Court, Croydon	\$613,000	17 Jul 2018
3 – 19/75 Eastfield Road, Croydon	\$620,000	10 Jul 2018