

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 20 Glenview Court, Croydon North

Indicative selling price

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

Single price \$* or range between \$800,000 & \$880,000

Median sale price

Median sale price of four bedroom homes in Croydon North.

Median price \$925,510

*House

X

*Unit

Suburb Croydon North

Period - From 01/07/2018

to 30/09/2018

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 |
|---------------------------------|-----------|--------------|
| 22 Mary Court, Croydon North | \$840,000 | 10/09/2018 |
| 6 Albury Court, Croydon North | \$885,000 | 05/11/2018 |
| 19 Neuparth Road, Croydon North | \$820,000 | 23/08/2018 |

OR

~~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.~~