

Date: 4-12-17

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
Including suburb and
postcode

56 Ruskin Avenue, Croydon 3136

Indicative selling price

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

Single price	\$800,000
--------------	-----------

Median sale price

Median price	\$825,000
--------------	-----------

House	X
-------	---

Suburb	Croydon
--------	---------

Period - From	1/7/17	to	30/9/17
---------------	--------	----	---------

Source	REIV
--------	------

Comparable property sales

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.