

## 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 48 Lee Ann Crescent, Croydon

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$790,000 & \$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$672,500 \*House ☒ \*Unit ☐ Suburb Croydon

Period - From 1/1/2017 to 31/3/2017 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
88 Lee Ann Crescent, Croydon	\$ 740,000	1/4/2017
12 Taronga Crescent, Croydon	\$855,000	5/4/2017
5 Eric Street, Croydon	\$791,000	18/2/2017