

# 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 82 Langdale Drive, Croydon Hills

### Indicative selling price

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

Single price \$\* or range between \$700,000 & \$770,000

### Median sale price

Median price \$930,000 \*House ☒ \*Unit ☐ Suburb Croydon Hills

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
46 Campaspe Drive, Croydon Hills	\$765,000	14/07/2018
4 Croydon Hills Drive, Croydon Hills	\$750,000	24/07/2018
3 Eskdale Drive, Croydon Hills	\$735,000	08/09/2018

### 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.~~