

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

Unit 12/10-12 Ray Street, Croydon

Indicative selling price

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

Single price 379,950

Median sale price

Median price \$542,000

*House

*Unit X

Suburb Croydon

Period - From 1/1/2017

to 31/3/2017

Source REIV

Comparable property sales

Address of comparable property	Price	Date of sale
2/57 Mt View Parade, Croydon	\$366,000	5/4/2017
6/45-47 Cameron Road, Croydon	\$390,000	2/2/2017

B* 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.