

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 10 Bambra Street, Croydon

Indicative selling price

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

Single price \$* or range between \$650,000 & \$715,000

Median sale price

Median price \$790,000 *House ☒ *Unit ☐ Suburb Croydon

Period - From OCT 2017 to DEC 2017 Source Core Logic

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
27 Boyana Crescent, Croydon	\$660,000	18/11/17
17 Bambra Street, Croydon	\$680,000	17/11/17
16 Alamein Avenue, Croydon	\$720,000	11/1/18

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.~~