

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 40b Sevenoaks Avenue, Croydon

Indicative selling price

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

Single price \$* or range between \$650,000 & \$680,000

Median sale price

Median price \$598,000 *House ☐ *Unit ☒ Suburb Croydon

Period - From 01/10/2018 to 31/12/2018 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.