

Date: 29<sup>th</sup> November 2017

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

17 Azarow Circuit, Croydon South

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$750,000

or range between \$\*

&

\$

## Median sale price

(\*Delete house or unit as applicable)

Median price \$770,278

\*House X

\*Unit

Suburb Croydon South

Period - From 01/07/2017

to 30/09/2017

Source REIV

## Comparable property sales (\*Delete A or B below as applicable)

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
1) 6 Dewpond Walk Croydon South	\$755,000	16/06/2017
2) 3 Wendover Av, Bayswater North	\$735,000	25/11/2017
3) 6 Faraday Road, Croydon South	\$725,000	26/10/2017

OR

~~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.~~