Statement of Information Single residential property located in the Melbourne metropolitan area



Sections 47AF of the Estate Agents Act 1980

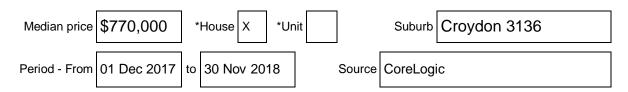
Property offered for sale

Address Including suburb and postcode	16A Nyanda Court, Croydon Vic. 3136	
Indicative selling price		

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

Single price \$ or range between \$650,000 & \$690,000	& \$690,000
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Median sale price



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
1. 6A Nyanda Crt, Croydon	\$ 770,000	29/07/2018
2. 11a View St, Croydon	\$ 705,000	21/08/2018
3. 16A Starcross Ave, Croydon	\$ 680,000	30/10/2018