

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 2 Edward 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 \$845000 & \$875000

Median sale price

(*Delete house or unit as applicable)

Median price \$815000 *House ☒ *Unit ☐ Suburb Croydon
Period - From Dec 2017 to March 2018 Source PDOL

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
7 Apollo Crt Croydon Sth	\$836,000	22/5/18
10 Dumosa Ave Croydon	\$875,000	19/3/18
21 Silverley Rd Croydon	\$897,000	28/3/18

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.