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Statement of Information

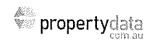
Single residential property located in the Melbourne metropolitan area

	Section 47AF of the Estate Agents				
Property offered for s	sale				
Address Including suburb and postcode	eluding suburb and				
Indicative selling pric	се				
For the meaning of this p	orice see cons	umer.vic.gov.a	au/underquoting		
Range between \$590,	000	&	\$630,000		
Median sale price					
Median price \$825,00	00 Hou	se X	Unit	Suburb	Croydon
Period - From 01/07/2	1017 to	30/09/2017	Source	REIV	
Comparable property	/ sales (*Del	ete A or B b	elow as applica	ble)	
A* These are the the months that the property for sale	estate agent	s sold within ty or agent's rep	vo kilometres of the resentative consic	ne property for sale lers to be most con	in the last six nparable to the
Address of comparable property				Price	Date of sale
1 23 Niel St CROYD	23 Niel St CROYDON 3136				23/06/2017
2 7 Gallipoli Pde CF	7 Gallipoli Pde CROYDON 3136				08/07/2017
3 1/2 Rawlinson St	1/2 Rawlinson St CROYDON 3136				11/10/2017
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.

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