

## Statement of Information

## Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

## Property offered for sale

Address Including suburb and postcode	4A Bamba Street, Croydon Vic 3136
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## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between	\$600,000	&	\$660,000
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## Median sale price

Median price	\$566,100	House		Unit	X	Suburb	Croydon
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 9 Karin Ct MOOROOLBARK 3138	\$668,000	17/07/2017
2 2/357 Maroondah Hwy CROYDON NORTH 3136	\$619,950	24/07/2017
3 81 Esther Cr MOOROOLBARK 3138	\$615,000	16/10/2017

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.~~