

Date: 17/12/2019

## Statement of Information

# Single residential property located in Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*



### Property offered for sale

Address  
Including suburb and  
postcode

9/4 Civic Square, Croydon 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 

\$440,000
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 & 

\$460,000
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### Median sale price

Median price 

\$553,000
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 House 

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 Unit 

X
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 Suburb or locality 

Croydon
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Period - From 

01/06/2018
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 to 

30/09/2018
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 Source 

REIV
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### 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
5/14 Landale Avenue, Croydon 3136	\$465,000	27/08/2018
26/24 Croydon Road, Croydon 3136	\$435,000	16/07/2018
3/24 Croydon Road, Croydon 3136	\$468,000	11/09/2018