

## Statement of Information

Period - From 01/10/2017

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

			Section 47	Ar of the Estate	Agents Act 1980
Property offered f	or sale				
Addre Including suburb a postco	ind	de Crescent, Cro	oydon Hills Vic 313	6	
Indicative selling	price				
For the meaning of th	nis price see co	onsumer.vic.gov	.au/underquoting		
Range between \$7	790,000	&	\$840,000		
Median sale price					
Median price \$93	5,000	louse X	Unit	Suburb	Croydon Hills

#### Comparable property sales (\*Delete A or B below as applicable)

31/12/2017

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.

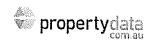
Source REIV

Ad	dress of comparable property	Price	Date of sale
1	70 Settlers Hill Cr CROYDON HILLS 3136	\$835,000	05/02/2018
2	3 Narr Maen Dr CROYDON HILLS 3136	\$827,000	21/12/2017
3	9 Nandina CI WARRANWOOD 3134	\$790,000	18/01/2018

#### 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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