

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 2/46 Diane Crescent, Croydon, Vic, 3136

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range \$550,000 - \$600,000

Median sale price

Median price \$623,000

*House ☐

*Unit ☒

Suburb Croydon

Period - From 01 JAN 18

to 31 MAR 2018

Source REIV – Property Data

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
5/290 MAROONDAH HWY, CROYDON, VIC, 3136	\$591,500	28 NOV 2017
7/12-14 NORMAN ROAD, CROYDON, VIC, 3136	\$566,000	02 DEC 2017
6/7 THANKERARY COURT, CROYDON, VIC, 3136	\$605,000	20 NOV 2017

OR

~~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.~~

~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~