

Date: 1<sup>st</sup> November 2017

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  
Including suburb and  
postcode 27 Boyana Crescent, Croydon 3136

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \* or range between \$660,000 & \$690,000

## Median sale price

(\*Delete house or unit as applicable)

Median price \$825,000 \*House ☒ \*Unit ☐ 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) 333 Dorset Road, Croydon 3136	\$681,000	13/07/2017
2) 61 Timms Avenue, Kilsyth 3137	\$690,000	14/10/2017
3) 50 Kincumber Drive, Croydon 3136	\$726,000	25/08/2017

~~**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.~~