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## Statement of Information

## Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

		Section 47 Ar	or the Estate	Agents Act 1980
Property offered for	sale			
Address Including suburb and postcode	10 World Hiolay Oroyati	n Vic 3136		
Indicative selling price	ce			
For the meaning of this	orice see consumer.vic.gov.a	u/underquoting		
Range between \$680,	000 &	\$740,000		
Median sale price				
Median price \$820,00	00 House X	Unit	Suburb	Croydon
Period - From 01/04/2	to 31/03/2018	SourceR	EIV	
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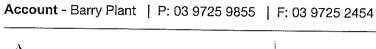
## Comparable property sales (\*Delete A or B below as applicable)

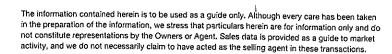
A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale 24/05/2018
1	21a Cameron Rd CROYDON 3136	\$736,000	
2	4 Briarwood Ct CROYDON 3136	\$722,500	19/03/2018
3	3/11 Norman Rd CROYDON 3136	\$685,000	14/05/2018

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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