

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

Indicative selling price

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

Single price \$ or range between \$470,000 & \$495,000

Median sale price

(*Delete house or unit as applicable)

Median price \$510,000 *House *Unit Suburb

Period - From to Source

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
8/4 Springfield Avenue, Croydon	\$496,000	03/05/2017
3/6 Norton Road, Croydon	\$510,000	16/08/2017
6/296 Mt Dandenong Road, Croydon	\$520,000	05/04/2017