

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

1 Heathfield Court, Croydon

Indicative selling price

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

Single price

\$825,000

or range between \$

&

\$

Median sale price

(*Delete house or unit as applicable)

Median price

\$830,000

*House

X

*Unit

Suburb

Croydon

Period - From

01/06/2017

to

30/09/2017

Source

Property Data

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
11 Aminga Court, Croydon	\$840,500	23/09/2017
24 Highland Avenue, Croydon	\$870,000	07/08/2017
60 Sevenoaks Avenue, Croydon	\$855,000	14/10/2017