

## Statement of Information

**Single residential property located in the Melbourne metropolitan area****Section 47AF of the Estate Agents Act 1980****Property offered for sale**

Address  
Including suburb and  
postcode

202/291 Mount Dandenong Road, Croydon Vic 3136

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$380,000

&

\$418,000

**Median sale price**

Median price \$573,000

House

Unit

X

Suburb Croydon

Period - From 01/10/2017

to

31/12/2017

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 | 11/5-7 Alfrick Rd CROYDON 3136 | \$425,000 | 22/11/2017   |
| 2 | 18/5-7 Alfrick Rd CROYDON 3136 | \$406,800 | 13/11/2017   |
| 3 | 19/5-7 Alfrick Rd CROYDON 3136 | \$400,000 | 09/09/2017   |

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.