

## 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

91 Mount View Parade, 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 \$600,000

&

\$660,000

#### Median sale price

Median price \$672,500

House

X

Suburb

Croydon

Period - From 01/01/2017

to

31/03/2017

Source REIV

#### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
1/15 Ricky Ct MOOROOLBARK 3138	\$636,000	26/05/2017
141 Hull Rd CROYDON 3136	\$630,000	29/04/2017
1 Gary Ct CROYDON 3136	\$605,000	22/04/2017