

## 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

43 Murray Road, Croydon 3136

### Indicative selling price

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

Range between \$820,000 & \$850,000

### Median sale price

Median price \$810,000 House ☒ Suburb Croydon

Period - From 1/4/17 to 30/6/17 Source REIV

### Comparable property sales

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
91 Murray Road, Croydon	\$838,000	21/5/17
55 Binbrook Drive, Croydon	\$862,000	17/6/17
16 Ruthven Way, Ringwood East	\$811,050	7/6/17