

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address 32 Morgan Avenue, 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

or range between \$860,000 & \$946,000

Median sale price

(*Delete house or unit as applicable)

Median price \$733,504

*House ☒

*Unit ☐

Suburb or locality Croydon

Period - From June 2017 to October 2017

Source CoreLogic RP Data

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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. 13 Cass Avenue, Croydon 3136	\$872,000	16 th May 2017
2. 3 Hazelview Pocket, Croydon North 3136	\$948,000	26 th August 2017
3. 103 The Range Boulevard, Croydon 3136	\$910,000	24 th April 2017

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.