

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

18 Manifold Court, Croydon South Vic 3136

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$680,000 & \$748,000

Median sale price

Median price \$840,000 House ☒ Unit ☐ Suburb Croydon South

Period - From 01/01/2018 to 31/03/2018 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 46a Vernon St CROYDON 3136	\$770,000	27/04/2018
2 59 BLAZEY Rd CROYDON SOUTH 3136	\$710,000	06/06/2018
3 2/34 Bayswater Rd CROYDON 3136	\$700,000	20/03/2018

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.~~