

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 4 Balcombe Court Croydon Vic 3136

**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 \$980,000 & \$1,050,000

**Median sale price**

(\*Delete house or unit as applicable)

Median price \$825,000 \*House ☒ \*Unit ☐ Suburb Croydon

Period - From Dec 2017 to March 2018 Source PDOL

**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
15 Thomas st Croydon South	\$1,000,000	17/02/2018
28 Eastfield Rd Ringwood East	\$1,010,000	24/03/2018
55 Strathfield Parade Croydon	\$1,100,000	10/04/2018

**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.