

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 1/48 Diane Cres, 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 \$660,000 & \$690,000

Median sale price

(*Delete house or unit as applicable)

Median price \$585,000 *House *Unit X Suburb Croydon

Period - From Dec 2017 to Nov 2018 Source CoreLogic

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

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 6 months.