

## 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

7 Wildberry Close, Croydon Hills Vic 3136

#### Indicative selling price

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

Range between \$790,000

&

\$830,000

#### Median sale price

Median price \$824,370

House

X

Suburb

Croydon Hills

Period - From 01/07/2016

to

30/06/2017

Source REIV

#### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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 |
|-------------------------------------|-----------|--------------|
| 47 ROSEMARY Av CROYDON HILLS 3136   | \$835,500 | 27/05/2017   |
| 20 Patterdale Ct CROYDON HILLS 3136 | \$833,000 | 16/05/2017   |
| 17 Lemongrove Cr CROYDON HILLS 3136 | \$800,800 | 07/06/2017   |