

## 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

63 Diane Crescent, Croydon 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 & \$850,000

### Median sale price

Median price \$810,000 \*House ☒ Suburb Croydon

Period - From 1/4/17 to 30/6/17 Source REIV

### Comparable property sales

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
13 Brenda Court, Croydon	\$845,000	11/3/17
42 Central Avenue, Mooroolbark	\$875,000	17/5/17
23 Bamba Street, Croydon	\$840,000	23/5/17