

## 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 4/13 Emma Road, Croydon VIC 3136

### Indicative selling price

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

Range \$490,000 - \$539,000  
Between

### Median sale price

Median price \$492,500 Unit Suburb CROYDON

Period - From 1/1/2019 to 31/3/2018 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
3/10 Joffre Street, Croydon	\$550,000	15 Mar 2019
3/6 Donald Street, Croydon	\$545,000	12 Mar 2019
3/112 Maroondah Hwy, Croydon	\$530,000	07 Mar 2019