

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

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$ or range between &

Median sale price

Median price *House ☐ *Unit ☒ Suburb

Period - From to Source

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last eighteen 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
5/144 Dorset Road, Croydon	\$552,000	21/08/2018
3/82 Mount View Parade, Croydon	\$555,500	28/07/2018
4/26 Haig Street	\$585,000	16/10/17

OR

~~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 eighteen months.~~