

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 11 Arnot Court, Croydon Vic 3136

Indicative selling price

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

Single price \$* or range between \$950,000 & \$1,020,000

Median sale price

(*Delete house or unit as applicable)

Median price \$822,500 *House ☒ *Unit ☐ Suburb Croydon
Period - From 01/10/2017 to 31/12/2017 Source [REIV propertydata.com.au](http://REIV.propertydata.com.au)

Comparable property sales

A* 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
1	13 Millard Street CROYDON 3136	\$970,000	31/08/2017
2	5 Norris Circuit CROYDON 3136	\$999,975	23/08/2017
3	13 Temple Miles Road CROYDON 3136	\$1,020,000	07/08/2017

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on 30 April 2017.