

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 3 Elana Court Croydon North Vic 3136

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$885,000

or range between

&

**Median sale price**

(\*Delete house or unit as applicable)

Median price \$830,000

\*House ☒

\*Unit ☐

Suburb Croydon North

Period - From 01/09/2017

to 31/12/2017

Source Property Data

**Comparable property sales (\*Delete A or B below as applicable)**

**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
3 Goulburn Court Croydon Hills	\$940,750	28/10/17
3 Hazelview Pocket Croydon North	\$948,000	26/08/17
122 Croydon Hills Drive Croydon Hills	\$935,000	28/10/17