

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 Silvergrass Court, Croydon 3136

Indicative selling price

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

Range between \$620000 & \$682000

Median sale price

Median price \$690000

*House ☒

Suburb Croydon

Period - From May 2016 to April 2017

Source CoreLogic

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
2/24 Pascoe Avenue, Croydon 3136	\$655,000	09/03/2017
2A Gretel Court, Croydon 3136	\$660,000	02/12/2016
27 Coolabah Street, Mooroolbark 3138	\$600,000	14/01/2017