

# 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 3/35 Vinter Avenue, Croydon

### Indicative selling price

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

Single price \$\* or range between \$680,000 & \$740,000

### Median sale price

Median sale price by 3 Bedroom units

Median price \$665,000 \*House \*Unit X Suburb Croydon

Period - From 1/10/2018 to 31/12/2018 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
3a Ridgway Avenue, Croydon	\$675,000	18/10/2018
109a Eastfield Road, Croydon	\$777,000	15/08/2018
16a Starcross Avenue, Croydon	\$680,000	30/10/2018

### 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 six months.~~