

## Statement of Information

**Single residential property located in the Melbourne metropolitan area****Section 47AF of the Estate Agents Act 1980****Property offered for sale**

Address  
Including suburb and  
postcode

19 Sevenoaks Avenue, Croydon Vic 3136

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

Range between

\$850,000

&amp;

\$935,000

**Median sale price**

Median price

\$810,000

House

X

Suburb

Croydon

Period - From

01/04/2017

to

30/06/2017

Source

REIV

**Comparable property sales**

These are the three properties sold within two kilometres of the property for sale in the last 6 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
6 Diana St CROYDON 3136	\$930,000	17/06/2017
45-47 Dixon Av CROYDON 3136	\$902,000	13/05/2017
24 Bartlett Av CROYDON 3136	\$891,000	20/05/2017