

## 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

16 Palmer Avenue, Croydon North 3136

### Indicative selling price

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

Range between \$\*1,200,000 & \$1,320,000

### Median sale price

Median price \$925,000

\*House ☒

Suburb Croydon North

Period - From 1/01/2017 to 31/03/2017

Source REIV

### 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. 16 Emily Court, CROYDON 3136	\$1,220,000	13/05/2017
2. 58 Richardson Road, CROYDON NORTH 3136	\$1,110,000	04/03/2017
3. 9-11 Richardson Road CROYDON NORTH 3136	\$1,000,000	18/03/2017