

## 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

27 Clare Street, Croydon South Vic 3136

#### Indicative selling price

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

Single price

\$795,000

#### Median sale price

Median price

\$731,000

House

X

Unit

Suburb

Croydon South

Period - From

01/10/2018

to

31/12/2018

Source

REIV

#### 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
1	3a Clare St CROYDON SOUTH 3136	\$870,000	04/12/2018
2	2/64 Eastfield Rd CROYDON SOUTH 3136	\$795,000	17/10/2018
3	99a Eastfield Rd CROYDON 3136	\$770,000	17/10/2018

OR

B\* ~~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.~~