

# 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 2 St Ives Court, Croydon Hills 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 \$\* or range between \$950,000 & \$1,025,000

### Median sale price

Median price \$935,000 \*House ☒ \*Unit ☐ Suburb Croydon Hills

Period - From Jan 2018 to March 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
12 Grange Terrace, Croydon Hills	\$1,010,000	02/03/2018
12 Mari Terrace, Croydon Hills	\$960,000	24/02/2018
16 St Ives Court, Croydon Hills	\$967,000	14/02/2018

### 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.~~