

## 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 10A View Street, Croydon 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 \$810,000

**Median sale price**

Median price \$770,000

House

X

Unit

Suburb Croydon

Period - From 01/04/2018

to

30/06/2018

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	7 View St CROYDON 3136	\$830,000	06/07/2018
2	25 Taronga Cr CROYDON 3136	\$800,000	31/07/2018
3	6a Nyanda Ct CROYDON 3136	\$770,000	02/08/2018

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.~~