

Statement of Information: 3<sup>rd</sup> December 2018  
**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 31 Manifold Court, 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 \$674,000

or range between \$

&

\$

**Median sale price**

(\*Delete house or unit as applicable)

Median price \$820,000

\*House

X

\*Unit

Suburb

Croydon South

Period - From 01/04/2018

to 30/06/2018

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
18 Manifold Ct CROYDON SOUTH 3136	\$738,000	27/07/2018
59 BLAZEY Rd CROYDON SOUTH 3136	\$710,000	06/06/2018
30 Manifold Ct CROYDON SOUTH 3136	\$705,000	11/09/2018

**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.~~