

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

23 Faraday Road, Croydon South 3136

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

or range between

\$485,000

&

\$500,000

Median sale price

Median price

\$760,000

*House

x

*unit

Suburb
or locality

Croydon South

Period - From

Jan 2017

to

Dec 2017

Source

Core Logic RP Data

Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than 3 comparable properties were sold within 2 kilometres of the property in the last 6 months.

Address of comparable property	Price	Date of sale
1. 19-21 Faraday Road, Croydon South	28/10/17	\$465,000