

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 2/79 Mountview Parade Croydon Vic 3136

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$ or range between \$670,000 & \$710,000

Median sale price

(*Delete house or unit as applicable)

Median price \$810,000 *House X *Unit Suburb Croydon

Period - From 01/01/2018 to 30/03/2018 Source Property Data Online

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
11/100 Hull Road Croydon	\$705,000	08/03/2018
9 Briarwood Court Croydon	\$728,000	05/01/2018
5/298 Maroondah Highway Croydon	\$690,000	13/03/2018

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.