

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 22 Faraday Road Croydon South 3136

**Indicative selling price**

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

Single price \$799,950 or range between \$ & \$

**Median sale price**

(\*Delete house or unit as applicable)

Median price \$840,000 \*House ☒ \*Unit ☐ Suburb Croydon South  
Period - From 01/03/2018 to 31/03/2018 Source PDOL

**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
5 Ulysses Avenue Croydon South	\$820,000	04/05/2018
29 Mariana Avenue Croydon South	\$862,000	09/03/2018
7 Apollo Court Croydon South	\$836,000	22/05/2018

**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.