

Date: 5/5/2018

## Statement of Information

# Single residential property located in Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*



### Property offered for sale

Address  
Including suburb and  
postcode

31 Ruskin Avenue, Croydon 3136

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$1,050,000

&

\$1,150,000

### Median sale price

Median price

\$815,000

House

X

Unit

Suburb  
or locality

Croydon

Period - From

01/01/2018

to

31/03/2018

Source

REIV

### Comparable property sales

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
7 Louisa Street, Croydon	\$1,112,000	16/4/2018
15 Louisa Street, Croydon	\$1,100,000	2/12/2017
18 Haig Street, Croydon	\$1,161,000	24/3/2018