

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

**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  &

**Median sale price**

(\*Delete house or unit as applicable)

Median price  \*House  \*Unit  Suburb   
Period - From  to  Source

**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
46 Exeter Road, Croydon North	\$740,000	03/06/2017
4 Malcolm Court, Croydon North	\$750,000	06/10/2017
27 Patrick Avenue, Croydon North	\$785,000	10/07/2017