

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address 8 Thackeray Court, Croydon 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

\$870,000

Median sale price

(*Delete house or unit as applicable)

Median price \$750,000

*House

*Unit

Suburb or locality Croydon

Period - From July 2017

to November 2017

Source CoreLogic RP Data

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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 |
|------------------------------------|-----------|-----------------------------|
| 1. 3 Taylors Road, Croydon 3136 | \$856,000 | 12 th Nov. 2017 |
| 2. 30 Allendale Road, Croydon 3136 | \$880,000 | 16 th Oct. 2017 |
| 3. 14 Venetian Court, Croydon 3136 | \$858,000 | 16 th Sept. 2017 |