

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 6 Cheeseman Street, Croydon

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 \$890,000 & \$979,000

Median sale price

(*Delete house or unit as applicable)

Median price \$700,000 *House *Unit Suburb or locality Croydon

Period - From March 2017 to June 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. 24 Bartlett Avenue, Croydon 3136	\$891,000	20 th May 2017
2. 45-47 Dixon Avenue, Croydon 3136	\$902,000	13 th May 2017
3. 6 Powell Street, Croydon 3136	\$928,000	29 th July 2017

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.