

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

 Single price
Median sale price

 Median price

 *Unit

 Suburb

 Period - From

 to

 Source
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
5/14 Thackeray Court, Croydon	\$760,000	14/5/17
1/34 Timms Avenue, Croydon	\$767,500	5/4/17
2/35 Ruskin Avenue, Croydon	\$741,000	26/5/17

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