

# 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 20 Glenora Avenue Croydon VIC 3136

### Indicative selling price

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

Range between \$780,000 & \$858,000

### Median sale price

Median price \$700,000 \*House  Suburb Croydon  
Period - From Jun 2016 to May 2017 Source CoreLogic

### Comparable property sales

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
1 12 William Road Croydon VIC 3136	\$ 842,500	04-Mar-17
2 91 Murray Road Croydon VIC 3136	\$ 838,000	18-May-17
3 113 Maroondah Highway Croydon VIC 3136	\$ 787,950	11-May-17