

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

1/2 Goroke Court, Croydon South

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 \$600,000 & \$650,000

Median sale price

(*Delete house or unit as applicable)

Median price \$800,000 *House *Unit Suburb Croydon South

Period - From 01/10/2017 to 31/12/2017 Source Property Data Online

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
5 Burdekin Avenue, Bayswater North	\$620,000	01/09/2017
12 Home Street, Bayswater North	\$665,000	22/11/2017
185 Bayswater Road, Bayswater North	\$618,150	25/10/2017