

## 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](http://consumer.vic.gov.au/underquoting)

 Single price 

### Median sale price

 Median price 

 \*House 

 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
5-6 Elmore Avenue, Croydon	\$1,350,000	25/7/17
4 Pytchley Road, Croydon	\$1,335,000	5/8/17
16 Emily Court, Croydon	\$1,220,000	10/5/17