

# 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 5 Susans Court, Croydon South

### Indicative selling price

Range between \$750,000 & \$825,000

### Median sale price

Median price \$ 793,000 House Suburb CROYDON NORTH

Period - From 04/08/2016 to 04/07/2017 Source CORELOGIC RP DATA

### 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
1 – 14 Susans Court, Croydon North	\$810,000	06/06/2017
2 – 242A Yarra Road, Croydon North	\$785,000	29/05/2017
3 – 22 River Gum Drive, Croydon North	\$868,000	27/04/2017