



# 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 10 Latrobe Court, Croydon Hills

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$ or range between \$800,000 & \$840,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$756,000 \*House x \*Unit Suburb Croydon Hills

Period - From July 2016 to June 2017 Source Corelogic

### 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 |
|------------------------------------|-----------|--------------|
| 20 Patterdale Court, Croydon Hills | \$833,000 | 16/05/17     |
| 58 Campaspe Drive, Croydon Hills   | \$817,000 | 19/06/17     |
| 5 Coniston Close, Croydon Hills    | \$830,000 | 06/02/17     |