



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 6 Allaware Avenue Croydon Victoria 3136

Indicative selling price

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

\$ range between \$630,000.00 & \$690,000.00

Median sale price

(*Delete house or unit as applicable)

Median price \$707,500 *House *Unit Suburb Croydon
Period - From May 2017 to August 2017 Source RP Data

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
1, 19 Allaware Avenue Croydon	\$682,000.00	3/8/17
2, 10 Minkarra Court Croydon	\$645,000.00	20/6/17
3, 12 view street Croydon	\$665,000.00	23/5/17