

# 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 24 Shane Crescent, Croydon South Vic 3136

### 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 \$700,000 & \$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$750,500 \*House  \*Unit  Suburb Croydon South

Period - From 1/3/2018 to 28/2/2019 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
6 Mariana Avenue, Croydon South 3136	\$765,000	20/9/2018
41 Morinda Street, Ringwood East 3135	\$765,00	8/2/2019
57 Sunbeam Avenue, Ringwood East 3135	\$785,000	13/10/2018

OR

B\* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~