

# 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 12a Morris Road, Croydon 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 \$615,000 & \$675,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$720,000 \*House  \*Unit  Suburb Croydon  
Period - From 1/7/2018 to 30/6/2019 Source REIV

### 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
17 Ramble Crescent, Croydon 3136	\$661,500	24/6/2019
18 Araluen Drive, Croydon 3136	\$642,888	14/8/2019
8 Tanika Circuit, Croydon 3136	\$619,950	21/3/2019

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.~~