

## Statement of Information

### Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address Including suburb and postcode 4 Drysdale Court, Croydon Hills Vic 3136

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$950,000 & \$1,020,000

#### Median sale price

Median price \$880,000 House  Unit  Suburb Croydon Hills

Period - From 01/01/2017 to 31/12/2017 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
1	14 Oxford Ct CROYDON HILLS 3136	\$975,000	28/10/2017
2	4 Settlers Hill Cr CROYDON HILLS 3136	\$970,000	28/11/2017
3	8 Goulburn Ct CROYDON HILLS 3136	\$968,850	12/12/2017

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.~~