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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: 9 Morecroft Avenue, Croydon

Indicative selling price

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

Single price $* X or range between $ 740,000 & $ 790,000

Median sale price

(*Delete house or unit as applicable)

Median price $810,000 *House ✓ *Unit Suburb CROYDON NORTH

Period - From 1/4/2017 to 30/6/2017 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
1/80 Diane Crescent, Croydon	$ 750,000	17/6/2017
12 Le Grew Street, Croydon	$ 800,000	13/6/2017
29a Humber Road, Croydon North	$ 790,000	21/3/2017

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.~~