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premium property people

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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	6/14-16 Vernon Street 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	$*	or range between	$*450000	&	$495000

Median sale price

(*Delete house or unit as applicable)

Median price	$510000	*House		*Unit	X	Suburb	Croydon
Period - From	June 17	to	Aug 17	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 1/35-43 Kent Avenue Croydon	$450,000	28/4/17
2 2/22 Jackson Street Croydon	$486,200	15/8/2017
3 5/19-21 Norman Road Croydon	$495,000	22/5/2017

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.