

# Statement of Information

## Multiple residential properties located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Houses offered for sale

Address Including suburb and postcode	1-3/24 Parris Road, Croydon 3136
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### Indicative selling price

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

House type or class e.g. One bedroom units	Single price		Lower price	&	Higher price
Four bedroom houses	\$*	Or range between	\$800,000		\$880,000
Two bedroom house	\$*	Or range between	\$700,000		\$750,000

Additional entries may be included or attached as required.

### Suburb house median sale price

Median price	\$730,000		Suburb	Croydon VIC 3136
Period - From	01 May 2018	To	30 April 2019	Source
				Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

~~A\* — These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.~~

OR

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