

# 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 2/36 Mulawa Street Croydon North 3136

### Indicative selling price

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

Range between \$1,550,000 & \$1,700,000

### Median sale price

Median price \$782,500 \*House  Suburb Croydon North  
Period - From May 2016 to April 2017 Source Corelogic

### Comparable property sales

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
1 252 Yarra Road, Croydon North VIC 3136	\$ 1,580,000	25/11/2016
2 17 Anningie Park Place, Croydon North VIC 3136	\$ 1,500,000	30/03/2017
3 14 Hazelview Pocket Croydon North VIC 3136	\$ 1,218,888	21/02/2017