

# Statement of Information

## Multiple residential properties located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Unit offered for sale

Address  
Including suburb and  
postcode 1-4/18 Ryland Avenue, Croydon

### 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)

Unit type or class e.g. One bedroom units	Single price		Lower price	&	Higher price
Unit 1 – 4 bedroom unit	\$*	Or range between	\$890,000		\$950,000
Unit 2 – 4 bedroom unit	\$*	Or range between	\$870,000		\$910,000
Unit 3 – 4 bedroom unit	\$*	Or range between	\$870,000		\$910,000
Unit 4 – 3 bedroom unit	\$*	Or range between	\$850,000		\$895,000

Additional entries may be included or attached as required.

### Suburb unit median sale price

Median price \$600,000 Suburb Croydon

Period - From 01/01/2020 To 31/03/2020 Source REIV

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