Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 5 Sunray Court, Croydon Vic 3136

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	n \$900,000		&		\$990,000			
Median sale p	rice							
Median price	\$910,000	Pro	operty Type	Hou	ISE		Suburb	Croydon
Period - From	20/03/2023	to	19/03/2024		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	19 Taylors Rd CROYDON 3136	\$1,040,000	11/11/2023
2	57 Landstrom Qdrnt KILSYTH 3137	\$1,030,000	17/10/2023
3	44 Hull Rd CROYDON 3136	\$1,000,000	04/12/2023

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.

This Statement of Information was prepared on:

20/03/2024 17:11









Property Type: House **Land Size:** 868 sqm approx Agent Comments Indicative Selling Price \$900,000 - \$990,000 Median House Price 20/03/2023 - 19/03/2024: \$910,000

Comparable Properties





Price: \$1,000,000 Method: Private Sale Date: 04/12/2023 Property Type: House (Res) Land Size: 943 sqm approx

Account - Scott Kim Real Estate Pty Ltd | P: 03 9808 0481

propertydata



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