

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

9 GARY COURT CROYDON VIC 3136

Indicative selling price

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

Single Price

\$995,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$935,000

Property type

House

Suburb

Croydon

Period-from

01 Oct 2023

to

30 Sep 2024

Source

Corelogic

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 6 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 GERARD COURT CROYDON NORTH VIC 3136	\$950,000	15-Jun-24
115 ESTHER CRESCENT MOOROOLBARK VIC 3138	\$1,045,000	06-Jun-24
8 TERRUNG COURT CROYDON NORTH VIC 3136	\$1,124,000	07-Jun-24

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 6 months.~~

This Statement of Information was prepared on: 22 October 2024

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**1 GERARD COURT CROYDON
NORTH VIC 3136**

 3  1  3

Sold Price **\$950,000** Sold Date **15-Jun-24**

Distance **0.86km**



**115 ESTHER CRESCENT
MOOROOLBARK VIC 3138**

 -  -  -

Sold Price **\$1,045,000** Sold Date **06-Jun-24**

Distance **0.37km**



**8 TERRUNG COURT CROYDON
NORTH VIC 3136**

 4  2  2

Sold Price **\$1,124,000** Sold Date **07-Jun-24**

Distance **0.84km**

RS = Recent sale

UN = Undisclosed Sale

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