

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 Stephen Crescent, Croydon Vic 3136

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$550,000

&

\$600,000

Median sale price

Median price

\$710,000

House

X

Unit

Suburb

Croydon

Period - From

01/01/2019

to

31/03/2019

Source

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.

	Address of comparable property	Price	Date of sale
1	11 Edward Ct CROYDON 3136	\$600,000	04/06/2019
2	2 Park La CROYDON 3136	\$575,000	02/04/2019
3	3/10 Joffre St CROYDON 3136	\$550,000	15/03/2019

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.

9 Stephen Crescent, Croydon Vic 3136

**Jellis
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Indicative Selling Price

\$550,000 - \$600,000

Median House Price

March quarter 2019: \$710,000



2 2 1

Rooms:

Property Type: House

Land Size: 377 sqm approx

Agent Comments

Comparable Properties



11 Edward Ct CROYDON 3136 (REI/VG)

Agent Comments

3 2 1

Price: \$600,000

Method: Private Sale

Date: 04/06/2019

Rooms: -

Property Type: House

Land Size: 434 sqm approx



2 Park La CROYDON 3136 (REI/VG)

Agent Comments

2 1 1

Price: \$575,000

Method: Private Sale

Date: 02/04/2019

Rooms: 3

Property Type: House

Land Size: 438 sqm approx



3/10 Joffre St CROYDON 3136 (REI/VG)

Agent Comments

2 1 1

Price: \$550,000

Method: Private Sale

Date: 15/03/2019

Rooms: -

Property Type: Unit

Land Size: 325 sqm approx