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

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb or locality and postcode

7 Fay Court, Croydon Vic 3136

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	<i>underquot</i>	ing		
Range betweer	\$730,000		&		\$770,000			
Median sale pr	rice							
Median price	\$940,000	Pro	operty Type	Hous	se		Suburb	Croydon
Period - From	24/05/2021	to	23/05/2022		So	urce	REIV	

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ado	dress of comparable property	Price	Date of sale
1	18 Jarvis Av CROYDON 3136	\$755,000	01/03/2022
2	138 Mt Dandenong Rd CROYDON 3136	\$750,000	09/04/2022
3	82 Bayswater Rd CROYDON 3136	\$740,000	16/03/2022

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:

24/05/2022 18:32



7 Fay Court, Croydon Vic 3136





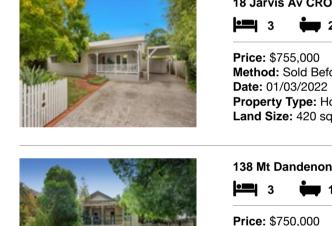


Property Type: Agent Comments

Miles Howell 9725 0000 0437 618 150 mileshowell@methven.com.au

Indicative Selling Price \$730,000 - \$770,000 **Median House Price** 24/05/2021 - 23/05/2022: \$940,000

Comparable Properties



18 Jarvis Av CROYDON 3136 (REI/VG) **Ý** 1



Method: Sold Before Auction Property Type: House (Res) Land Size: 420 sqm approx

Agent Comments

138 Mt Dandenong Rd CROYDON 3136 (REI)

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Agent Comments



Method: Auction Sale Date: 09/04/2022 Property Type: House (Res) Land Size: 757 sqm approx



82 Bayswater Rd CROYDON 3136 (REI)



Agent Comments

Price: \$740.000 Method: Sold Before Auction Date: 16/03/2022 Property Type: House (Res) Land Size: 630 sqm approx

Account - Professionals Croydon | P: 03 9725 0000 | F: 03 9725 7354





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