

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 consumer.vic.gov.au/underquoting

Range between \$730,000 & \$770,000

Median sale price

Median price \$940,000 Property Type House Suburb Croydon

Period - From 24/05/2021 to 23/05/2022 Source 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.

| | Address 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

Miles Howell

9725 0000

0437 618 150

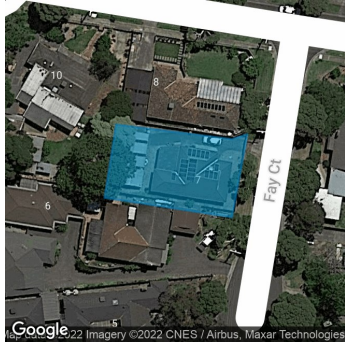
milesowell@methven.com.au

Indicative Selling Price

\$730,000 - \$770,000

Median House Price

24/05/2021 - 23/05/2022: \$940,000



Property Type:

Agent Comments

Comparable Properties



18 Jarvis Av CROYDON 3136 (REI/VG)

Agent Comments



Price: \$755,000

Method: Sold Before Auction

Date: 01/03/2022

Property Type: House (Res)

Land Size: 420 sqm approx



138 Mt Dandenong Rd CROYDON 3136 (REI)

Agent Comments



Price: \$750,000

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