

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 Arnot Court, Croydon Vic 3136

Indicative selling price

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

Range between \$600,000

&

\$660,000

Median sale price

Median price \$600,000

Property Type

Unit

Suburb

Croydon

Period - From 01/01/2020

to

31/03/2020

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.

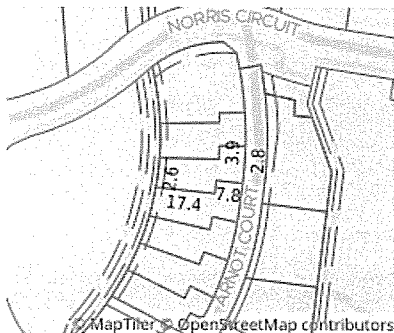
| | Address of comparable property | Price | Date of sale |
|---|--|-----------|--------------|
| 1 | 3/309 Maroondah Hwy CROYDON NORTH 3136 | \$675,000 | 19/04/2020 |
| 2 | 119 Spriggs Dr CROYDON 3136 | \$645,000 | 30/01/2020 |
| 3 | 23 Hubble Rd CROYDON 3136 | \$635,000 | 19/11/2019 |

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.~~

This Statement of Information was prepared on:

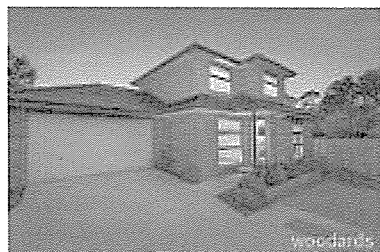
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Property Type:
Agent Comments

Indicative Selling Price
\$600,000 - \$660,000
Median Unit Price
March quarter 2020: \$600,000

Comparable Properties



3/309 Maroondah Hwy CROYDON NORTH 3136 Agent Comments
(REI)



Price: \$675,000
Method: Private Sale
Date: 19/04/2020
Property Type: Townhouse (Single)

119 Spriggs Dr CROYDON 3136 (VG)

Agent Comments



Price: \$645,000
Method: Sale
Date: 30/01/2020
Property Type: Flat/Unit/Apartment (Res)
Land Size: 239 sqm approx

23 Hubble Rd CROYDON 3136 (VG)

Agent Comments



Price: \$635,000
Method: Sale
Date: 19/11/2019
Property Type: House (Res)
Land Size: 211 sqm approx