

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

2a Gretel Court, Croydon Vic 3136

Indicative selling price

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

Range between \$800,000

&

\$850,000

Median sale price

Median price \$952,500

Property Type House

Suburb Croydon

Period - From 01/04/2024

to

30/06/2024

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	13 Commerford PI CHIRNSIDE PARK 3116	\$815,000	09/08/2024
2	62 Highview Dr MOOROOLBARK 3138	\$800,000	12/07/2024
3	3 Caromar St CROYDON 3136	\$830,300	30/06/2024

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:

23/09/2024 14:10



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Property Type:
Divorce/Estate/Family Transfers
Land Size: 399 sqm approx
Agent Comments

Indicative Selling Price
\$800,000 - \$850,000
Median House Price
June quarter 2024: \$952,500

Comparable Properties



13 Commerford PI CHIRNSIDE PARK 3116 (REI) **Agent Comments**

3 1 2

Price: \$815,000
Method: Private Sale
Date: 09/08/2024
Property Type: House
Land Size: 449 sqm approx



62 Highview Dr MOOROOLBARK 3138 (REI) **Agent Comments**

3 2 1

Price: \$800,000
Method: Private Sale
Date: 12/07/2024
Property Type: House
Land Size: 401 sqm approx



3 Caromar St CROYDON 3136 (REI/VG) **Agent Comments**

3 2 2

Price: \$830,300
Method: Private Sale
Date: 30/06/2024
Property Type: House (Res)
Land Size: 405 sqm approx