

# 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

18 Nyanda Court, Croydon Vic 3136

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$630,000

&

\$670,000

### Median sale price

Median price \$725,000

Property Type House

Suburb Croydon

Period - From 01/07/2019

to

30/09/2019

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	53 Bayswater Rd CROYDON 3136	\$662,588	01/10/2019
2	131 Belmont Rd.E CROYDON SOUTH 3136	\$661,000	04/07/2019
3	1/6 Springfield Av CROYDON 3136	\$625,000	29/08/2019

**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:

23/10/2019 11:36



 3    1    1

**Property Type:** House  
**Land Size:** 371 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$630,000 - \$670,000  
**Median House Price**  
September quarter 2019: \$725,000

## Comparable Properties



**53 Bayswater Rd CROYDON 3136 (REI)**

**Agent Comments**

 3    1    1

**Price:** \$662,588  
**Method:** Private Sale  
**Date:** 01/10/2019  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 422 sqm approx



**131 Belmont Rd.E CROYDON SOUTH 3136 (REI)**

**Agent Comments**

 3    1    2

**Price:** \$661,000  
**Method:** Private Sale  
**Date:** 04/07/2019  
**Property Type:** House  
**Land Size:** 457 sqm approx



**1/6 Springfield Av CROYDON 3136 (REI)**

**Agent Comments**

 3    1    1

**Price:** \$625,000  
**Method:** Private Sale  
**Date:** 29/08/2019  
**Property Type:** House  
**Land Size:** 486 sqm approx