

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

1A Arthur Place, Croydon Vic 3136

Indicative selling price

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

Range between \$750,000

&

\$790,000

Median sale price

Median price \$902,500

Property Type House

Suburb Croydon

Period - From 01/04/2021

to

30/06/2021

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	4 Luton Ct CROYDON 3136	\$781,000	21/05/2021
2	10 Warruga Ct CROYDON 3136	\$805,000	26/04/2021
3	15a Pytchley Rd CROYDON 3136	\$793,000	27/03/2021

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:

27/07/2021 13:40



Property Type: Home
Land Size: 399 sqm approx
 Agent Comments

Indicative Selling Price
 \$750,000 - \$790,000
Median House Price
 June quarter 2021: \$902,500

Comparable Properties



4 Luton Ct CROYDON 3136 (REI)

Agent Comments



Price: \$781,000
Method: Sold Before Auction
Date: 21/05/2021
Property Type: House (Res)
Land Size: 527 sqm approx



10 Warruga Ct CROYDON 3136 (REI/VG)

Agent Comments



Price: \$805,000
Method: Private Sale
Date: 26/04/2021
Property Type: House
Land Size: 426 sqm approx



15a Pytchley Rd CROYDON 3136 (REI/VG)

Agent Comments



Price: \$793,000
Method: Private Sale
Date: 27/03/2021
Property Type: House (Res)
Land Size: 575 sqm approx