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	5 Mayfair Court, Croydon Vic 3136
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,290,000	&	\$1,390,000
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Median sale price

Median price	\$860,888	Pro	perty Type	House		Suburb	Croydon
Period - From	01/01/2021	to	31/03/2021		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

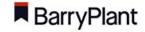
Add	dress of comparable property	Price	Date of sale
1	17 St Ives Ct CROYDON HILLS 3136	\$1,461,111	27/02/2021
2	10 Glenwood Dr CROYDON 3136	\$1,376,500	09/12/2020
3	9 Kate Charlesworth PI CROYDON HILLS 3136	\$1,360,000	31/03/2021

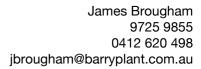
OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

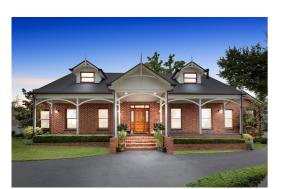
This Statement of Information was prepared on:	19/05/2021 14:17







Indicative Selling Price \$1,290,000 - \$1,390,000 **Median House Price** March quarter 2021: \$860,888





Property Type: House Land Size: 866 sqm approx **Agent Comments**

Comparable Properties



17 St Ives Ct CROYDON HILLS 3136 (REI)

Price: \$1,461,111 Method: Private Sale Date: 27/02/2021 Property Type: House Land Size: 1001 sqm approx Agent Comments



10 Glenwood Dr CROYDON 3136 (REI/VG)



Price: \$1,376,500 Method: Private Sale Date: 09/12/2020 Property Type: House Land Size: 1038 sqm approx Agent Comments



9 Kate Charlesworth PI CROYDON HILLS 3136 Agent Comments

(REI)

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Price: \$1,360,000 Method: Private Sale Date: 31/03/2021 Property Type: House Land Size: 993 sqm approx

Account - Barry Plant | P: 03 9725 9855 | F: 03 9725 2454



