

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

5 Mayfair Court, Croydon Vic 3136

Indicative selling price

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

Range between \$1,290,000 & \$1,390,000

Median sale price

Median price \$860,888 Property 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	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 comparable properties 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

James Brougham

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Indicative Selling Price

\$1,290,000 - \$1,390,000

Median House Price

March quarter 2021: \$860,888



 4  3  4

Property Type: House

Land Size: 866 sqm approx

Agent Comments

Comparable Properties



17 St Ives Ct CROYDON HILLS 3136 (REI)

Agent Comments

 7  3  2

Price: \$1,461,111

Method: Private Sale

Date: 27/02/2021

Property Type: House

Land Size: 1001 sqm approx



10 Glenwood Dr CROYDON 3136 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,376,500

Method: Private Sale

Date: 09/12/2020

Property Type: House

Land Size: 1038 sqm approx



9 Kate Charlesworth Pl CROYDON HILLS 3136 (REI) Agent Comments

 4  2  2

Price: \$1,360,000

Method: Private Sale

Date: 31/03/2021

Property Type: House

Land Size: 993 sqm approx