

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

1/11 Gary Court, Croydon Vic 3136

Indicative selling price

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

Range between \$680,000

&

\$730,000

Median sale price

Median price \$650,000

Property Type Unit

Suburb Croydon

Period - From 01/04/2023

to 30/06/2023

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	1/64a Lyons Rd CROYDON NORTH 3136	\$706,000	07/03/2023
2	1/79 Exeter Rd CROYDON NORTH 3136	\$701,000	24/03/2023
3	15a Andrew St MOOROOLBARK 3138	\$690,000	02/06/2023

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:

21/08/2023 13:29

1/11 Gary Court, Croydon Vic 3136



3 1 1

Property Type: Unit
Land Size: 544 sqm approx
Agent Comments

Indicative Selling Price
\$680,000 - \$730,000
Median Unit Price
June quarter 2023: \$650,000

Comparable Properties



1/64a Lyons Rd CROYDON NORTH 3136 (REI/VG)

Agent Comments

3 1 2

Price: \$706,000
Method: Private Sale
Date: 07/03/2023
Property Type: Unit
Land Size: 334 sqm approx



1/79 Exeter Rd CROYDON NORTH 3136 (REI/VG)

Agent Comments

3 1 1

Price: \$701,000
Method: Private Sale
Date: 24/03/2023
Property Type: Unit
Land Size: 226 sqm approx



15a Andrew St MOOROOLBARK 3138 (REI)

Agent Comments

2 2 1

Price: \$690,000
Method: Private Sale
Date: 02/06/2023
Property Type: Unit

Account - Vogl & Walpole Estate Agents | P: 03 8580 6200



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