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 4 Marchant Court, Croydon Vic 3136 Including suburb and postcode	Including suburb and	4 Marchant Court, Croydon Vic 3136
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Indicative selling price

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

Range between	\$1,000,000	&	\$1,100,000
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Median sale price

Median price	\$952,500	Pro	perty Type	House		Suburb	Croydon
Period - From	01/04/2024	to	30/06/2024		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	13 Kulsi Ct CROYDON HILLS 3136	\$1,095,000	26/07/2024
2	8 Tarwin Dr CROYDON HILLS 3136	\$1,090,000	25/06/2024
3	5 Dealbata PI CROYDON HILLS 3136	\$1,040,000	20/06/2024

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:	23/08/2024 12:45













Property Type: House

Land Size: 677.033 sqm approx

Agent Comments

Indicative Selling Price \$1,000,000 - \$1,100,000 Median House Price June quarter 2024: \$952,500

Comparable Properties



13 Kulsi Ct CROYDON HILLS 3136 (REI)

3





Price: \$1,095,000 Method: Private Sale Date: 26/07/2024 Property Type: House

Land Size: 650 sqm approx

Agent Comments



8 Tarwin Dr CROYDON HILLS 3136 (REI/VG)

4







Price: \$1,090,000 **Method:** Private Sale **Date:** 25/06/2024

Property Type: House (Res) Land Size: 650 sqm approx

Agent Comments

Agent Comments



5 Dealbata PI CROYDON HILLS 3136 (REI/VG)

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Price: \$1,040,000 Method: Private Sale Date: 20/06/2024

Property Type: House (Res) **Land Size:** 651 sqm approx

Account - Woodards | P: 0390563899





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