

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

4 Marchant Court, Croydon Vic 3136

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$952,500 Property 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 | Price | Date of sale |
|---|----------------------------------|-------------|--------------|
| 1 | 13 Kulsu 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 Pl CROYDON HILLS 3136 | \$1,040,000 | 20/06/2024 |

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:

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 Kuls Ct CROYDON HILLS 3136 (REI)

Agent Comments



Price: \$1,095,000
Method: Private Sale
Date: 26/07/2024
Property Type: House
Land Size: 650 sqm approx



8 Tarwin Dr CROYDON HILLS 3136 (REI/VG)

Agent Comments



Price: \$1,090,000
Method: Private Sale
Date: 25/06/2024
Property Type: House (Res)
Land Size: 650 sqm approx



5 Dealbata Pl CROYDON HILLS 3136 (REI/VG)

Agent Comments



Price: \$1,040,000
Method: Private Sale
Date: 20/06/2024
Property Type: House (Res)
Land Size: 651 sqm approx

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