

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

9 Robert Court, Croydon Vic 3136

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$976,000 Property Type House Suburb Croydon

Period - From 01/10/2021 to 31/12/2021 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	9 Schoning Ct CROYDON NORTH 3136	\$1,015,000	18/02/2022
2	14 Ambon Rise CROYDON NORTH 3136	\$965,000	14/09/2021
3	37 Brushy Park Rd WONGA PARK 3115	\$960,000	29/09/2021

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:

02/03/2022 15:11

Nathan Hick
03 9725 9855
0433 894 433
nhick@barryplant.com.au

Indicative Selling Price

\$900,000 - \$990,000

Median House Price

December quarter 2021: \$976,000



 4  1  2

Property Type: House

Land Size: 1001 sqm approx

Agent Comments

Comparable Properties



9 Schoning Ct CROYDON NORTH 3136 (REI)

Agent Comments

 4  2  2

Price: \$1,015,000

Method: Private Sale

Date: 18/02/2022

Property Type: House

Land Size: 777 sqm approx



14 Ambon Rise CROYDON NORTH 3136 (REI/VG)

Agent Comments

 4  2  3

Price: \$965,000

Method: Private Sale

Date: 14/09/2021

Property Type: House

Land Size: 716 sqm approx



37 Brushy Park Rd WONGA PARK 3115 (REI/VG)

Agent Comments

 4  2  2

Price: \$960,000

Method: Sold Before Auction

Date: 29/09/2021

Property Type: House (Res)

Land Size: 868 sqm approx

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