Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 9 Robert Court, Croydon Vic 3136

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	n \$900,000		&		\$990,000)		
Median sale pi	rice							
Median price	\$976,000	Pro	operty Type	Hous	se		Suburb	Croydon
Period - From	01/10/2021	to	31/12/2021		So	urce	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.

Add	dress 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.

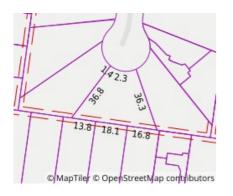
This Statement of Information was prepared on:

02/03/2022 15:11



9 Robert Court, Croydon Vic 3136







Property Type: House Land Size: 1001 sqm approx Agent Comments 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

Comparable Properties

9 Schoning Ct CROYDON NORTH 3136 (REI) 4 2 2	Agent Comments		
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) 4 2 3	Agent Comments		
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) I 4 I 2 2 2	Agent Comments		
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





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