

# 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

9a Mackenzie Court, Croydon South Vic 3136

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$850,000 & \$900,000

### Median sale price

Median price \$907,500 Property Type House Suburb Croydon South

Period - From 01/04/2021 to 30/06/2021 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	188a Eastfield Rd CROYDON SOUTH 3136	\$835,000	07/07/2021
2	1/17 Central Av CROYDON SOUTH 3136	\$845,000	04/06/2021
3	7a Mirabel Av RINGWOOD EAST 3135	\$885,000	13/03/2021

**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:

30/07/2021 13:45



**Property Type:**

Agent Comments

## Comparable Properties



**188a Eastfield Rd CROYDON SOUTH 3136 (REI)**

Agent Comments

 3  2  2

**Price:** \$835,000

**Method:** Private Sale

**Date:** 07/07/2021

**Property Type:** Unit

**Land Size:** 442 sqm approx



**1/17 Central Av CROYDON SOUTH 3136 (REI)**

Agent Comments

 3  2  1

**Price:** \$845,000

**Method:** Private Sale

**Date:** 04/06/2021

**Property Type:** House (Res)

**Land Size:** 375 sqm approx



**7a Mirabel Av RINGWOOD EAST 3135 (REI/VG)** Agent Comments

 3  2  2

**Price:** \$885,000

**Method:** Private Sale

**Date:** 13/03/2021

**Property Type:** Townhouse (Single)

**Land Size:** 333 sqm approx