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										
Range betweer	\$850,000		&		\$900,000					
Median sale price										
Median price	\$907,500	Pro	operty Type	Hous	se		Suburb	Croydon South		
Period - From	01/04/2021	to	30/06/2021		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.

Ad	dress 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





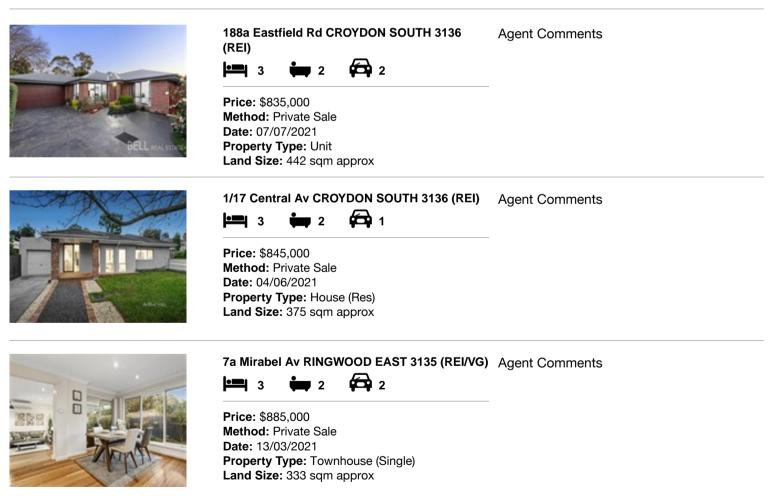




Property Type: Agent Comments Brent Earney 9725 0000 0409 726 136 brentearney@methven.com.au

> Indicative Selling Price \$850,000 - \$900,000 Median House Price June quarter 2021: \$907,500

Comparable Properties



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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.