## 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

6 Malinda Way, Croydon South Vic 3136

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$890,000		&		\$950,000					
Median sale p	rice									
Median price	\$912,500	Pro	operty Type	Hou	se		Suburb	Croydon South		
Period - From	07/10/2023	to	06/10/2024		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 Berry Rd BAYSWATER NORTH 3153	\$976,000	28/08/2024
2	4 Heathwood St RINGWOOD EAST 3135	\$950,000	30/07/2024
3	7 Shane Cr CROYDON SOUTH 3136	\$988,000	30/05/2024

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.

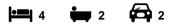
This Statement of Information was prepared on:

07/10/2024 12:03









Property Type: Land Land Size: 666 sqm approx Agent Comments Indicative Selling Price \$890,000 - \$950,000 Median House Price 07/10/2023 - 06/10/2024: \$912,500

# **Comparable Properties**



9 Berry Rd BAYSWATER NORTH 3153 (REI/VG) Agent Comments



Price: \$976,000 Method: Private Sale Date: 28/08/2024 Property Type: House Land Size: 864 sqm approx



4 Heathwood St RINGWOOD EAST 3135 (REI/VG) Agent Comments



Price: \$950,000 Method: Private Sale Date: 30/07/2024 Property Type: House (Res) Land Size: 536 sqm approx

7 Shane Cr CROYDON SOUTH 3136 (REI/VG) Agent Comments



Price: \$988,000 Method: Private Sale Date: 30/05/2024 Property Type: House Land Size: 879 sqm approx

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



propertydata

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