

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 between \$890,000 & \$950,000

Median sale price

Median price \$912,500 Property Type House Suburb Croydon South

Period - From 07/10/2023 to 06/10/2024 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 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



4 2 2

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**

4 2 2

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**

4 2 2

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**

4 2 2

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