

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

1 Willow Court, Croydon Vic 3136

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,390,000

&

\$1,500,000

Median sale price

Median price \$940,000

Property Type House

Suburb Croydon

Period - From 01/07/2023

to

30/06/2024

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	104 Alto Av CROYDON 3136	\$1,460,000	10/08/2024
2	5 Mayfair Ct CROYDON 3136	\$1,520,000	27/07/2024
3	57 Murray Rd CROYDON 3136	\$1,500,000	24/04/2024

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:

04/09/2024 16:45



1 Willow Court, Croydon



Property Type: Land
Land Size: 917 sqm approx
Agent Comments

Indicative Selling Price
 \$1,390,000 - \$1,500,000
Median House Price
 Year ending June 2024: \$940,000

Comparable Properties



104 Alto Av CROYDON 3136 (REI)

Agent Comments



Price: \$1,460,000
Method: Auction Sale
Date: 10/08/2024
Property Type: House (Res)
Land Size: 889 sqm approx



5 Mayfair Ct CROYDON 3136 (REI)

Agent Comments



Price: \$1,520,000
Method: Private Sale
Date: 27/07/2024
Property Type: House (Res)
Land Size: 864 sqm approx

57 Murray Rd CROYDON 3136 (VG)

Agent Comments



Price: \$1,500,000
Method: Sale
Date: 24/04/2024
Property Type: House (Res)
Land Size: 836 sqm approx