

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

9 Rappold Avenue, Croydon Vic 3136

Indicative selling price

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

Range between \$900,000

&

\$950,000

Median sale price

Median price \$860,888

Property Type House

Suburb Croydon

Period - From 01/01/2021

to

31/03/2021

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	3A Caromar St CROYDON 3136	\$915,000	04/05/2021
2	3 Savaris Ct CROYDON 3136	\$911,000	29/03/2021
3	74 Evans Dr CROYDON 3136	\$935,000	26/03/2021

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:

07/07/2021 09:21



Property Type:
Agent Comments

Indicative Selling Price
\$900,000 - \$950,000
Median House Price
March quarter 2021: \$860,888

Comparable Properties



3A Caromar St CROYDON 3136 (REI)

Agent Comments



Price: \$915,000
Method: Private Sale
Date: 04/05/2021
Property Type: House
Land Size: 294 sqm approx



3 Savaris Ct CROYDON 3136 (REI)

Agent Comments



Price: \$911,000
Method: Private Sale
Date: 29/03/2021
Property Type: House
Land Size: 375 sqm approx



74 Evans Dr CROYDON 3136 (REI/VG)

Agent Comments



Price: \$935,000
Method: Private Sale
Date: 26/03/2021
Property Type: House
Land Size: 447 sqm approx