

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 Aminga Court, Croydon Vic 3136

Indicative selling price

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

Range between \$850,000

&

\$895,000

Median sale price

Median price \$976,000

Property Type House

Suburb Croydon

Period - From 01/10/2021

to

31/12/2021

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	118 Croydon Rd CROYDON 3136	\$920,000	25/10/2021
2	14 Lyons Rd CROYDON NORTH 3136	\$875,000	09/10/2021
3	339 Mt Dandenong Rd CROYDON 3136	\$848,000	02/02/2022

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:

16/02/2022 13:55

1 Aminga Court, Croydon Vic 3136

Miles Howell

9725 0000

0437 618 150

milesowell@methven.com.au

Indicative Selling Price

\$850,000 - \$895,000

Median House Price

December quarter 2021: \$976,000



 3  1  2

Property Type: House

Land Size: 875 sqm approx

Agent Comments

Comparable Properties



118 Croydon Rd CROYDON 3136 (REI/VG)

Agent Comments

 3  1  1

Price: \$920,000

Method: Private Sale

Date: 25/10/2021

Property Type: House

Land Size: 827 sqm approx



14 Lyons Rd CROYDON NORTH 3136 (REI/VG)

Agent Comments

 3  1  1

Price: \$875,000

Method: Sold Before Auction

Date: 09/10/2021

Property Type: House (Res)

Land Size: 866 sqm approx



339 Mt Dandenong Rd CROYDON 3136 (REI)

Agent Comments

 3  1  4

Price: \$848,000

Method: Auction Sale

Date: 02/02/2022

Property Type: House (Res)

Land Size: 882 sqm approx

Account - Professionals Croydon | P: 03 9725 0000 | F: 03 9725 7354