

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

11 Mary Court, Croydon Vic 3136

Indicative selling price

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

Range between \$890,000

&

\$960,000

Median sale price

Median price \$725,000

Property Type House

Suburb Croydon

Period - From 01/07/2019

to 30/09/2019

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	2 Pear Ct WONGA PARK 3115	\$980,000	31/05/2019
2	43 Norris Cirt CROYDON 3136	\$950,000	11/09/2019
3	19 Warrien Rd CROYDON NORTH 3136	\$937,000	12/10/2019

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:

11/11/2019 13:55



Property Type:
Agent Comments

Indicative Selling Price
\$890,000 - \$960,000
Median House Price
September quarter 2019: \$725,000

Comparable Properties



2 Pear Ct WONGA PARK 3115 (REI/VG)

Agent Comments

 4  2  3

Price: \$980,000
Method: Private Sale
Date: 31/05/2019
Rooms: 7
Property Type: House
Land Size: 696 sqm approx



43 Norris Cirt CROYDON 3136 (REI)

Agent Comments

 4  2  2

Price: \$950,000
Method: Private Sale
Date: 11/09/2019
Rooms: 7
Property Type: House



19 Warrien Rd CROYDON NORTH 3136 (REI)

Agent Comments

 4  2  -

Price: \$937,000
Method: Auction Sale
Date: 12/10/2019
Property Type: House (Res)
Land Size: 894 sqm approx