

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

4 Edward Court, Croydon Vic 3136

Indicative selling price

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

Range between

\$780,000

&

\$850,000

Median sale price

Median price

\$906,000

Property Type

House

Suburb

Croydon

Period - From

01/10/2023

to

31/12/2023

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	5 Kalina Ct KILSYTH 3137	\$910,000	29/02/2024
2	9 Emma Rd CROYDON 3136	\$888,000	09/03/2024
3	24 Timms Av CROYDON 3136	\$856,000	15/03/2024

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:

21/03/2024 13:51



 3  1  2

Property Type: House
Land Size: 868 sqm approx
Agent Comments

Indicative Selling Price
\$780,000 - \$850,000
Median House Price
December quarter 2023: \$906,000

Comparable Properties



5 Kalina Ct KILSYTH 3137 (REI)

Agent Comments

 3  1  2

Price: \$910,000
Method: Private Sale
Date: 29/02/2024
Property Type: House
Land Size: 1303 sqm approx



9 Emma Rd CROYDON 3136 (REI)

Agent Comments

 3  2  1

Price: \$888,000
Method: Auction Sale
Date: 09/03/2024
Property Type: House (Res)
Land Size: 1073 sqm approx



24 Timms Av CROYDON 3136 (REI)

Agent Comments

 3  1  2

Price: \$856,000
Method: Private Sale
Date: 15/03/2024
Property Type: House
Land Size: 1056 sqm approx

Account - Barry Plant | P: 03 9842 8888