

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

3 East Court, Croydon Vic 3136

Indicative selling price

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

Range between \$850,000

&

\$900,000

Median sale price

Median price \$900,750

Property Type House

Suburb Croydon

Period - From 01/04/2023

to

30/06/2023

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	35 Winyard Dr MOOROOLBARK 3138	\$889,000	22/06/2023
2	61 Diane Cr CROYDON 3136	\$880,000	29/06/2023
3	30 Bambra St CROYDON 3136	\$853,500	14/04/2023

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:

20/07/2023 10:09



Rooms: 7
Property Type: House
Land Size: 1186 sqm approx
Agent Comments

Indicative Selling Price
 \$850,000 - \$900,000
Median House Price
 June quarter 2023: \$900,750

Comparable Properties



35 Winyard Dr MOOROOLBARK 3138 (REI)

Agent Comments



Price: \$889,000
Method: Sold Before Auction
Date: 22/06/2023
Property Type: House (Res)
Land Size: 877 sqm approx



61 Diane Cr CROYDON 3136 (REI)

Agent Comments



Price: \$880,000
Method: Private Sale
Date: 29/06/2023
Property Type: House
Land Size: 1010 sqm approx



30 Bambra St CROYDON 3136 (REI/VG)

Agent Comments



Price: \$853,500
Method: Private Sale
Date: 14/04/2023
Property Type: House
Land Size: 856 sqm approx