

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

6 Minkara Court, Croydon Vic 3136

Indicative selling price

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

Range between \$790,000

&

\$850,000

Median sale price

Median price \$807,500

Property Type House

Suburb Croydon

Period - From 01/10/2020

to 31/12/2020

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.

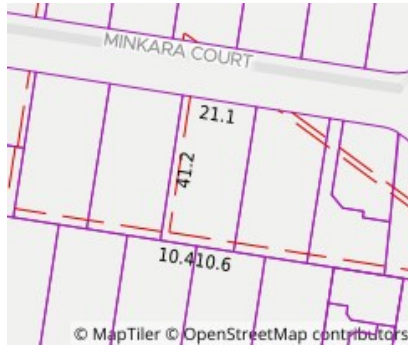
	Address of comparable property	Price	Date of sale
1	15 Silverley Rd CROYDON 3136	\$865,000	30/10/2020
2	21 Wallara Cr CROYDON 3136	\$800,000	22/10/2020
3	12 Mimosa Av KILSYTH 3137	\$795,000	24/12/2020

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:

23/03/2021 14:50



Property Type: House (Previously Occupied - Detached)
Land Size: 864 sqm approx
Agent Comments

Indicative Selling Price
\$790,000 - \$850,000
Median House Price
December quarter 2020: \$807,500

Comparable Properties



15 Silverley Rd CROYDON 3136 (VG)

Agent Comments



Price: \$865,000
Method: Sale
Date: 30/10/2020
Property Type: House (Res)
Land Size: 931 sqm approx



21 Wallara Cr CROYDON 3136 (REI/VG)

Agent Comments



Price: \$800,000
Method: Private Sale
Date: 22/10/2020
Property Type: House
Land Size: 868 sqm approx



12 Mimosa Av KILSYTH 3137 (REI)

Agent Comments



Price: \$795,000
Method: Private Sale
Date: 24/12/2020
Property Type: House (Res)
Land Size: 975 sqm approx