

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

10 Edward Court, Croydon Vic 3136

Indicative selling price

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

Range between \$800,000 & \$880,000

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	50 Hull Rd CROYDON 3136	\$888,000	01/12/2020
2	13 Glen Dhu Rd KILSYTH 3137	\$866,000	27/10/2020
3			

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:

06/03/2021 19:37



 5  2  2

Property Type: House (Res)

Land Size: 937 sqm approx

Agent Comments

Indicative Selling Price

\$800,000 - \$880,000

Median House Price

December quarter 2020: \$807,500

Comparable Properties



50 Hull Rd CROYDON 3136 (REI/VG)

Agent Comments

 3  3  4

Price: \$888,000

Method: Private Sale

Date: 01/12/2020

Property Type: House

Land Size: 1059 sqm approx



13 Glen Dhu Rd KILSYTH 3137 (REI/VG)

Agent Comments

 5  2  2

Price: \$866,000

Method: Private Sale

Date: 27/10/2020

Property Type: House

Land Size: 866 sqm approx

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.