### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Address	3 Todd Court, Croydon Vic 3136
Including suburb and	·
postcode	

#### Indicative selling price

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

Range between	\$810,000	&	\$880,000
Range between	\$810,000	&	\$880,000

#### Median sale price

Median price	\$935,000	Pro	perty Type	House		Suburb	Croydon
Period - From	01/01/2024	to	31/12/2024		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

Address of comparable property		Price	Date of sale
1	10 Morelle Ct MOOROOLBARK 3138	\$807,000	01/02/2025
2	11 Bartlett Av CROYDON 3136	\$835,000	01/11/2024
3	62 Mount View Pde CROYDON 3136	\$825,000	29/10/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	20/02/2025 12:44









Indicative Selling Price \$810,000 - \$880,000 Median House Price Year ending December 2024: \$935,000

# Comparable Properties



10 Morelle Ct MOOROOLBARK 3138 (REI)

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**3** 4

**Agent Comments** 

Price: \$807,000 Method: Private Sale Date: 01/02/2025 Property Type: House

Land Size: 1123 sqm approx

11 Bartlett Av CROYDON 3136 (REI/VG)

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**Agent Comments** 

Price: \$835,000 Method: Private Sale Date: 01/11/2024 Property Type: House

Land Size: 924 sqm approx



62 Mount View Pde CROYDON 3136 (REI/VG)

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Agent Comments

Price: \$825,000 Method: Private Sale Date: 29/10/2024

Property Type: House Land Size: 1059 sqm approx

Account - Woodards | P: 0390563899





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