

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

2a Aminga Court, Croydon Vic 3136

Indicative selling price

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

Range between

\$800,000

&

\$850,000

Median sale price

Median price

\$976,000

Property Type

House

Suburb

Croydon

Period - From

01/10/2021

to

31/12/2021

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	130a Maroondah Hwy CROYDON 3136	\$850,000	23/12/2021
2	26a Bambra St CROYDON 3136	\$840,000	10/02/2022
3	1/32 Karingal St CROYDON NORTH 3136	\$835,000	15/12/2021

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:

03/03/2022 09:35



Property Type:
Agent Comments

Indicative Selling Price
\$800,000 - \$850,000
Median House Price
December quarter 2021: \$976,000

Comparable Properties



130a Maroondah Hwy CROYDON 3136 (VG)

Agent Comments



Price: \$850,000
Method: Sale
Date: 23/12/2021
Property Type: House (Res)
Land Size: 454 sqm approx



26a Bamba St CROYDON 3136 (REI)

Agent Comments



Price: \$840,000
Method: Private Sale
Date: 10/02/2022
Property Type: House
Land Size: 458 sqm approx



1/32 Karingal St CROYDON NORTH 3136 (REI)

Agent Comments



Price: \$835,000
Method: Auction Sale
Date: 15/12/2021
Property Type: House (Res)
Land Size: 321 sqm approx

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