

# 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

33 Olympus Drive, Croydon South Vic 3136

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$1,280,000

### Median sale price

Median price

\$918,000

Property Type

House

Suburb

Croydon South

Period - From

01/04/2023

to

31/03/2024

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	Price	Date of sale
1	44 Mulduri Cr CROYDON SOUTH 3136	\$1,355,000	16/02/2024
2	2 Apollo Ct CROYDON SOUTH 3136	\$1,305,000	02/02/2024
3	13 Jonathan Cl BAYSWATER NORTH 3153	\$1,250,000	22/11/2023

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:

09/05/2024 13:13



5 2 4

**Property Type:** House  
**Land Size:** 893 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,280,000  
**Median House Price**  
Year ending March 2024: \$918,000

Comparable Properties



**44 Mulduri Cr CROYDON SOUTH 3136 (REI/VG)**

**Agent Comments**

5 3 3

**Price:** \$1,355,000  
**Method:** Private Sale  
**Date:** 16/02/2024  
**Property Type:** House  
**Land Size:** 696 sqm approx



**2 Apollo Ct CROYDON SOUTH 3136 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$1,305,000  
**Method:** Private Sale  
**Date:** 02/02/2024  
**Property Type:** House  
**Land Size:** 938 sqm approx



**13 Jonathan Ct BAYSWATER NORTH 3153 (REI/VG)**

**Agent Comments**

5 2 2

**Price:** \$1,250,000  
**Method:** Private Sale  
**Date:** 22/11/2023  
**Property Type:** House  
**Land Size:** 1006 sqm approx

**Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088**