

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

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



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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

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