

# 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

18 Valley Court, Croydon South Vic 3136

### Indicative selling price

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

Range between \$900,000 & \$990,000

### Median sale price

Median price \$907,500 Property Type House Suburb Croydon South

Period - From 01/04/2021 to 30/06/2021 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	23 Walhalla Dr RINGWOOD EAST 3135	\$951,000	22/05/2021
2	15 Woodland Park Rise CROYDON SOUTH 3136	\$950,000	21/05/2021
3	13 Falconer Cr BAYSWATER NORTH 3153	\$935,000	14/06/2021

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:

30/09/2021 16:42



**Property Type:**  
Divorce/Estate/Family Transfers  
**Land Size:** 544 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$900,000 - \$990,000  
**Median House Price**  
June quarter 2021: \$907,500

## Comparable Properties



**23 Walhalla Dr RINGWOOD EAST 3135**  
(REI/VG)

Agent Comments



**Price:** \$951,000  
**Method:** Auction Sale  
**Date:** 22/05/2021  
**Property Type:** House (Res)  
**Land Size:** 572 sqm approx



**15 Woodland Park Rise CROYDON SOUTH**  
3136 (REI/VG)

Agent Comments



**Price:** \$950,000  
**Method:** Sold Before Auction  
**Date:** 21/05/2021  
**Property Type:** House (Res)  
**Land Size:** 638 sqm approx



**13 Falconer Cr BAYSWATER NORTH 3153**  
(REI/VG)

Agent Comments



**Price:** \$935,000  
**Method:** Private Sale  
**Date:** 14/06/2021  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 793 sqm approx

**Account - Philip Webb**