

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

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