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	6 Warruga Court, Croydon Vic 3136
Including suburb and	
postcode	

Indicative selling price

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

Range between \$775,000 & \$825,000	Range between	\$775,000	&	\$825,000
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Median sale price

Median price	\$809,000	Pro	perty Type	House		Suburb	Croydon
Period - From	01/07/2022	to	30/09/2022		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

Add	dress of comparable property	Price	Date of sale
1	40 Exeter Rd CROYDON NORTH 3136	\$830,000	18/11/2022
2	3 Jenny Ct MOOROOLBARK 3138	\$802,000	02/12/2022
3	24 Alamein Av CROYDON 3136	\$790,000	31/10/2022

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

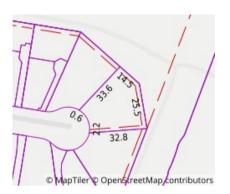
This Statement of Information was prepared on:	07/12/2022 13:45





Brent Earney 9725 0000 0409 726 136 brentearney@methven.com.au

Indicative Selling Price \$775,000 - \$825,000 **Median House Price** September quarter 2022: \$809,000



Property Type: House (Previously

Occupied - Detached) Land Size: 898 sqm approx

Agent Comments

Comparable Properties



40 Exeter Rd CROYDON NORTH 3136 (REI)





Price: \$830,000 Method: Private Sale Date: 18/11/2022 Property Type: House Land Size: 603 sqm approx Agent Comments



3 Jenny Ct MOOROOLBARK 3138 (REI)







Price: \$802,000 Method: Private Sale Date: 02/12/2022 Property Type: House Land Size: 947 sqm approx Agent Comments



24 Alamein Av CROYDON 3136 (REI)



Price: \$790.000 Method: Private Sale Date: 31/10/2022 Property Type: House Land Size: 862 sqm approx Agent Comments

Account - Professionals Croydon | P: 03 9725 0000 | F: 03 9725 7354



