

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

6 Warruga Court, Croydon Vic 3136

Indicative selling price

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

Range between \$775,000

&

\$825,000

Median sale price

Median price \$809,000

Property 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	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 comparable properties 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



Property Type: House (Previously Occupied - Detached)

Land Size: 898 sqm approx

Agent Comments

Comparable Properties



40 Exeter Rd CROYDON NORTH 3136 (REI)

Agent Comments



Price: \$830,000

Method: Private Sale

Date: 18/11/2022

Property Type: House

Land Size: 603 sqm approx



3 Jenny Ct MOOROOLBARK 3138 (REI)

Agent Comments



Price: \$802,000

Method: Private Sale

Date: 02/12/2022

Property Type: House

Land Size: 947 sqm approx



24 Alamein Av CROYDON 3136 (REI)

Agent Comments



Price: \$790,000

Method: Private Sale

Date: 31/10/2022

Property Type: House

Land Size: 862 sqm approx