

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

1 Gleneagles Court, Croydon Vic 3136

Indicative selling price

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

Range between \$890,000 & \$940,000

Median sale price

Median price \$960,000 Property Type House Suburb Croydon

Period - From 01/01/2024 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	42 Pascoe Av CROYDON 3136	\$930,786	13/05/2024
2	5 Kalina Ct KILSYTH 3137	\$910,000	29/02/2024
3	9 Emma Rd CROYDON 3136	\$888,000	09/03/2024

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:

31/05/2024 23:38



Property Type: Land
Land Size: 864 sqm approx
Agent Comments

Indicative Selling Price
\$890,000 - \$940,000
Median House Price
March quarter 2024: \$960,000

Comparable Properties



42 Pascoe Av CROYDON 3136 (REI)

Agent Comments



Price: \$930,786
Method: Private Sale
Date: 13/05/2024
Property Type: House



5 Kalina Ct KILSYTH 3137 (REI)

Agent Comments



Price: \$910,000
Method: Private Sale
Date: 29/02/2024
Property Type: House (Res)
Land Size: 1303 sqm approx



9 Emma Rd CROYDON 3136 (REI)

Agent Comments



Price: \$888,000
Method: Auction Sale
Date: 09/03/2024
Property Type: House (Res)
Land Size: 1073 sqm approx

Account - Scott Kim Real Estate Pty Ltd | P: 03 9808 0481