

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 School Walk, Croydon South Vic 3136

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price \$885,250 Property Type House Suburb Croydon South

Period - From 20/12/2022 to 19/12/2023 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	37 Blazey Rd CROYDON SOUTH 3136	\$873,000	23/09/2023
2	119A Belmont Rd.E CROYDON SOUTH 3136	\$860,000	18/10/2023
3	6 Blossom Wik CROYDON SOUTH 3136	\$816,000	03/12/2023

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:

20/12/2023 07:33



3 2 2

Rooms: 5
Property Type: House
Land Size: 643 sqm approx
Agent Comments

Indicative Selling Price
\$800,000 - \$880,000
Median House Price
20/12/2022 - 19/12/2023: \$885,250

Comparable Properties



37 Blazey Rd CROYDON SOUTH 3136 (REI)

Agent Comments

3 1 1

Price: \$873,000
Method: Private Sale
Date: 23/09/2023
Property Type: House
Land Size: 570 sqm approx



119A Belmont Rd.E CROYDON SOUTH 3136 (REI/VG)

Agent Comments

3 2 2

Price: \$860,000
Method: Private Sale
Date: 18/10/2023
Property Type: Townhouse (Single)
Land Size: 271 sqm approx



6 Blossom Wlk CROYDON SOUTH 3136 (REI)

Agent Comments

3 1 2

Price: \$816,000
Method: Private Sale
Date: 03/12/2023
Property Type: House
Land Size: 556 sqm approx