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 betweer	\$800,000		&		\$880,000					
Median sale pr	in sale price									
Median price	\$885,250	Pro	operty Type	Hou	se		Suburb	Croydon South		
Period - From	20/12/2022	to	19/12/2023		So	urce	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.

Ade	dress 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 Wlk 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.

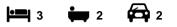
This Statement of Information was prepared on:

20/12/2023 07:33









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)



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



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



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



6 Blossom Wik CROYDON SOUTH 3136 (REI) Agent Comments



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

Account - Ray White Croydon | P: 03 9725 7444



propertydata

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