

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

10 Emora Street, Croydon 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 \$887,500 Property Type House Suburb Croydon

Period - From 01/10/2022 to 30/09/2023 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	21 Frederick St CROYDON 3136	\$875,000	03/10/2023
2	6 Araluen Dr CROYDON 3136	\$870,000	17/08/2023
3	11 Mirang Av CROYDON 3136	\$827,500	07/10/2023

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:

16/11/2023 19:52



Property Type:
Agent Comments

Indicative Selling Price
\$800,000 - \$880,000
Median House Price
Year ending September 2023: \$887,500

Comparable Properties



21 Frederick St CROYDON 3136 (REI)

Agent Comments



Price: \$875,000
Method: Private Sale
Date: 03/10/2023
Property Type: House
Land Size: 894 sqm approx



6 Araluen Dr CROYDON 3136 (REI)

Agent Comments



Price: \$870,000
Method: Private Sale
Date: 17/08/2023
Property Type: House
Land Size: 868 sqm approx



11 Mirang Av CROYDON 3136 (REI)

Agent Comments



Price: \$827,500
Method: Sold Before Auction
Date: 07/10/2023
Property Type: House (Res)
Land Size: 860 sqm approx

Account - Ray White Croydon | P: 03 9725 7444