# 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 betweer	en \$800,000		&		\$880,000				
Median sale pr	ice								
Median price	\$887,500	Property Type Hous		se		Suburb	Croydon		
Period - From	01/10/2022	to	30/09/2023		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	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) 21 Frederick St CROYDON 316 (REI) 21 Frederick St CROYDON 316 (RE	Agent Comments
ARALUEN DR. VE. CROYDON	6 Araluen Dr CROYDON 3136 (REI) 3 1 3 3 Price: \$870,000 Method: Private Sale Date: 17/08/2023 Property Type: House Land Size: 868 sqm approx	Agent Comments
	11 Mirang Av CROYDON 3136 (REI) 3 1 6 Price: \$827,500 Method: Sold Before Auction Date: 07/10/2023 Property Type: House (Res) Land Size: 860 sqm approx	Agent Comments

#### Account - Ray White Croydon | P: 03 9725 7444



propertydata

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