

# 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

12 Emma Road, Croydon Vic 3136

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$800,000 & \$850,000

### 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	9 Emma Rd CROYDON 3136	\$888,000	09/03/2024
2	5 Sunray Ct CROYDON 3136	\$882,000	04/06/2024
3	4 Edward Ct CROYDON 3136	\$865,000	13/04/2024

**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:

02/07/2024 14:09



**Property Type:** House

**Land Size:** 878 sqm approx

**Agent Comments**

## Comparable Properties



**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



**5 Sunray Ct CROYDON 3136 (REI)**

**Agent Comments**



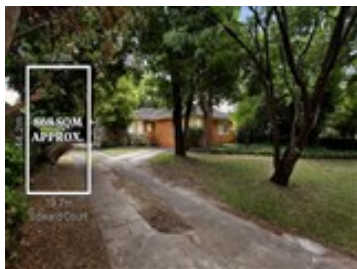
**Price:** \$882,000

**Method:** Private Sale

**Date:** 04/06/2024

**Property Type:** House

**Land Size:** 864 sqm approx



**4 Edward Ct CROYDON 3136 (REI)**

**Agent Comments**



**Price:** \$865,000

**Method:** Auction Sale

**Date:** 13/04/2024

**Property Type:** House (Res)

**Land Size:** 868 sqm approx