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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	ו \$800,000		&		\$850,000			
Median sale pr	rice							
Median price	\$960,000	Pro	operty Type	Hou	ise		Suburb	Croydon
Period - From	01/01/2024	to	31/03/2024		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.

Add	dress 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





William Lyall 9870 6211 0411 823 337 WilliamLyall@jelliscraig.com.au

21.34m 10 m 10 m



Property Type: House Land Size: 878 sqm approx Agent Comments Indicative Selling Price \$800,000 - \$850,000 Median House Price March quarter 2024: \$960,000

Comparable Properties



9 Emma Rd CROYDON 3136 (REI) |===| 3 🚔 2 🛱 1

Price: \$888,000 Method: Auction Sale Date: 09/03/2024 Property Type: House (Res) Land Size: 1073 sqm approx Agent Comments



5 Sunray Ct CROYDON 3136 (REI)



Price: \$882,000 Method: Private Sale Date: 04/06/2024 Property Type: House Land Size: 864 sqm approx

4 Edward Ct CROYDON 3136 (REI)



Price: \$865,000 Method: Auction Sale Date: 13/04/2024 Property Type: House (Res) Land Size: 868 sqm approx

Account - Jellis Craig | P: 03 9870 6211



propertydata

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Agent Comments

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