

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

13 Blue Mist Drive, Croydon South Vic 3136
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$1,270,000

 &

\$1,330,000

Median sale price

Median price

\$888,000

 Property Type

House

 Suburb

Croydon South

Period - From

01/04/2023

 to

30/06/2023

 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	3 Glenora Av CROYDON 3136	\$1,300,300	17/06/2023
2	17 Ross Rd CROYDON 3136	\$1,290,500	29/06/2023
3	66 Andrew Cr CROYDON SOUTH 3136	\$1,278,000	29/05/2023

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:

21/09/2023 13:57

13 Blue Mist Drive, Croydon South Vic 3136

**Jellis
Craig**

Joseph Corsi

9870 6211

0418 149 290

josephcorsi@jellisrcraig.com.au

Indicative Selling Price

\$1,270,000 - \$1,330,000

Median House Price

June quarter 2023: \$888,000



 5  3  2

Property Type: House

Land Size: 865 sqm approx

Agent Comments

Comparable Properties



3 Glenora Av CROYDON 3136 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,300,300

Method: Sold Before Auction

Date: 17/06/2023

Property Type: House (Res)

Land Size: 887 sqm approx



17 Ross Rd CROYDON 3136 (REI)

Agent Comments

 5  3  2

Price: \$1,290,500

Method: Private Sale

Date: 29/06/2023

Property Type: House



66 Andrew Cr CROYDON SOUTH 3136 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,278,000

Method: Private Sale

Date: 29/05/2023

Property Type: House (Res)

Land Size: 1285 sqm approx

Account - Jellis Craig | P: 03 9870 6211 | F: 03 9870 6024



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