

# 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 Manifold Court, Croydon South 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 \$850,000 & \$935,000

### Median sale price

Median price \$950,500 Property Type House Suburb Croydon South

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	24 Homer Av CROYDON SOUTH 3136	\$936,000	23/03/2024
2	1 School Wlk CROYDON SOUTH 3136	\$900,000	22/02/2024
3	36a Belmont Rd.W CROYDON SOUTH 3136	\$885,000	21/03/2024

**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:

26/06/2024 11:29

**Indicative Selling Price**

\$850,000 - \$935,000

**Median House Price**

March quarter 2024: \$950,500



3   2   2

**Property Type:** House

**Land Size:** 633 sqm approx

Agent Comments

## Comparable Properties



**24 Homer Av CROYDON SOUTH 3136 (REI/VG)** Agent Comments

3   1   2

**Price:** \$936,000

**Method:** Auction Sale

**Date:** 23/03/2024

**Property Type:** House (Res)

**Land Size:** 865 sqm approx



**1 School Wk CROYDON SOUTH 3136 (REI/VG)** Agent Comments

3   2   2

**Price:** \$900,000

**Method:** Sold Before Auction

**Date:** 22/02/2024

**Property Type:** House (Res)

**Land Size:** 643 sqm approx



**36a Belmont Rd.W CROYDON SOUTH 3136 (REI/VG)** Agent Comments

3   2   2

**Price:** \$885,000

**Method:** Private Sale

**Date:** 21/03/2024

**Property Type:** House

**Land Size:** 462 sqm approx