

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

2/9 Sunray Court, Croydon Vic 3136

Indicative selling price

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

Range between \$770,000 & \$830,000

Median sale price

Median price \$906,000 Property Type House Suburb Croydon

Period - From 01/10/2023 to 31/12/2023 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	11/394 Mt Dandenong Rd CROYDON 3136	\$800,000	19/12/2023
2	2/3 Haig St CROYDON 3136	\$780,000	13/12/2023
3	3/19 Braemar St CROYDON 3136	\$749,500	20/09/2023

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:

04/03/2024 14:49



Property Type: Townhouse

Land Size: 321 sqm approx

Agent Comments

Comparable Properties



11/394 Mt Dandenong Rd CROYDON 3136 (REI/VG)

Agent Comments



Price: \$800,000

Method: Private Sale

Date: 19/12/2023

Property Type: Townhouse (Single)

Land Size: 494 sqm approx



2/3 Haig St CROYDON 3136 (REI/VG)

Agent Comments



Price: \$780,000

Method: Private Sale

Date: 13/12/2023

Property Type: Townhouse (Single)



3/19 Braemar St CROYDON 3136 (REI/VG)

Agent Comments



Price: \$749,500

Method: Private Sale

Date: 20/09/2023

Property Type: Townhouse (Single)

Land Size: 316 sqm approx