

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

3 Emily Court, Croydon Vic 3136

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price \$887,500 Property Type House Suburb Croydon

Period - From 01/10/2022 to 30/09/2023 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	30 Dixon Av CROYDON 3136	\$880,000	26/09/2023
2	15 Mary Ct CROYDON NORTH 3136	\$840,000	05/07/2023
3			

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:

06/11/2023 12:28

3 Emily Court, Croydon Vic 3136

**Jellis
Craig**

Ash Thompson
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Indicative Selling Price

\$800,000 - \$880,000

Median House Price

Year ending September 2023: \$887,500



 4  2  1

Property Type: House

Land Size: 981 sqm approx

Agent Comments

Comparable Properties



30 Dixon Av CROYDON 3136 (REI)

Agent Comments

 4  2  2

Price: \$880,000

Method: Private Sale

Date: 26/09/2023

Property Type: House

Land Size: 905 sqm approx



15 Mary Ct CROYDON NORTH 3136 (REI/VG)

Agent Comments

 4  1  1

Price: \$840,000

Method: Private Sale

Date: 05/07/2023

Property Type: House

Land Size: 762 sqm approx

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.

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



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