

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

4 Edward 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 \$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	5 Amelia Ct KILSYTH 3137	\$955,000	22/08/2023
2	1 Frederick St CROYDON 3136	\$900,000	21/08/2023
3	1A Timms Av CROYDON 3136	\$701,200	29/07/2023

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:

31/01/2024 15:49



 4  1  2

Property Type: House
Land Size: 868 sqm approx
Agent Comments

Indicative Selling Price
\$800,000 - \$880,000
Median House Price
December quarter 2023: \$906,000

Comparable Properties



5 Amelia Ct KILSYTH 3137 (REI/VG)

Agent Comments

 4  2  3

Price: \$955,000
Method: Private Sale
Date: 22/08/2023
Property Type: House
Land Size: 907 sqm approx



1 Frederick St CROYDON 3136 (REI/VG)

Agent Comments

 4  1  3

Price: \$900,000
Method: Private Sale
Date: 21/08/2023
Property Type: House (Res)
Land Size: 856 sqm approx



1A Timms Av CROYDON 3136 (REI/VG)

Agent Comments

 4  2  1

Price: \$701,200
Method: Private Sale
Date: 29/07/2023
Property Type: House
Land Size: 862 sqm approx

Account - Barry Plant | P: 03 9842 8888