

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

5 Sunray Court, Croydon Vic 3136

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$910,000 Property Type House Suburb Croydon

Period - From 20/03/2023 to 19/03/2024 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	19 Taylors Rd CROYDON 3136	\$1,040,000	11/11/2023
2	57 Landstrom Qdnt KILSYTH 3137	\$1,030,000	17/10/2023
3	44 Hull Rd CROYDON 3136	\$1,000,000	04/12/2023

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:

20/03/2024 17:11



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

Indicative Selling Price
\$900,000 - \$990,000
Median House Price
20/03/2023 - 19/03/2024: \$910,000

Comparable Properties



19 Taylors Rd CROYDON 3136 (REI/VG)

Agent Comments

5 3 2

Price: \$1,040,000
Method: Auction Sale
Date: 11/11/2023
Property Type: House (Res)
Land Size: 849 sqm approx



57 Landstrom Qdrnt KILSYTH 3137 (REI/VG)

Agent Comments

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Price: \$1,030,000
Method: Private Sale
Date: 17/10/2023
Property Type: House
Land Size: 891 sqm approx



44 Hull Rd CROYDON 3136 (REI/VG)

Agent Comments

4 1 8

Price: \$1,000,000
Method: Private Sale
Date: 04/12/2023
Property Type: House (Res)
Land Size: 943 sqm approx