

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

6 SUNRAY COURT CROYDON VIC 3136

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$650,000

&

\$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$871,750

Property type

House

Suburb

Croydon

Period-from

01 Nov 2022

to

31 Oct 2023

Source

Corelogic

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 6 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

72 TIMMS AVENUE KILSYTH VIC 3137	\$700,000	05-Jul-23
48 MARION AVENUE KILSYTH VIC 3137	\$720,000	19-Aug-23
69 HAWTHORY ROAD MOOROOLBARK VIC 3138	\$655,000	10-Aug-23

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 6 months.~~

This Statement of Information was prepared on: 20 November 2023



72 TIMMS AVENUE KILSYTH VIC 3137

Sold Price

^{RS} **\$700,000**

Sold Date

05-Jul-23

3 1 1

Distance

1.31km



48 MARION AVENUE KILSYTH VIC 3137

Sold Price

\$720,000

Sold Date

19-Aug-23

3 1 4

Distance

1.62km



69 HAWTHORY ROAD MOOROOLBARK VIC 3138

Sold Price

\$655,000

Sold Date

10-Aug-23

3 1 -

Distance

1.82km

RS = Recent sale

UN = Undisclosed Sale

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