

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

9 Pytchley Road, Croydon Vic 3136

Indicative selling price

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

Range between \$1,150,000 & \$1,250,000

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 | 8 Alto Av CROYDON 3136 | \$1,260,000 | 07/10/2023 |
| 2 | 47 Mount View Pde CROYDON 3136 | \$1,250,000 | 02/12/2023 |
| 3 | 20 Croydon Way CROYDON 3136 | \$1,140,000 | 12/09/2023 |

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:

21/02/2024 14:01



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Property Type: House
Land Size: 1376 sqm approx
Agent Comments

Indicative Selling Price

\$1,150,000 - \$1,250,000

Median House Price

December quarter 2023: \$906,000

Comparable Properties



8 Alto Av CROYDON 3136 (REI)

Agent Comments

3 2 7

Price: \$1,260,000
Method: Auction Sale
Date: 07/10/2023
Property Type: House (Res)
Land Size: 1036 sqm approx



47 Mount View Pde CROYDON 3136 (REI/VG)

Agent Comments

4 2 2

Price: \$1,250,000
Method: Auction Sale
Date: 02/12/2023
Property Type: House (Res)
Land Size: 1058 sqm approx

20 Croydon Way CROYDON 3136 (VG)

Agent Comments

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Price: \$1,140,000
Method: Sale
Date: 12/09/2023
Property Type: House (Res)
Land Size: 1508 sqm approx