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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,150,000		&		\$1,250,000			
Median sale pi	rice							
Median price	\$906,000	Pro	operty Type	Hou	se		Suburb	Croydon
Period - From	01/10/2023	to	31/12/2023		So	urce	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.

Ad	dress 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









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

Matt Lockver 9870 6211 0411 274 496 matthewlockyer@jelliscraig.com.au

> **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)



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

Agent Comments



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

2

4

20 Croydon Way CROYDON 3136 (VG)

47 Mount View Pde CROYDON 3136 (REI/VG)

2

Agent Comments



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

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

propertydata



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.