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	13 Rose Court, Croydon Vic 3136

Indicative selling price

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

Range between $700,000 & $770,000

Median sale price

Median price $902,500 Property Type House Suburb Croydon

Period - From 01/04/2021 to 30/06/2021 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 Richards Av CROYDON 3136	$841,500	03/06/2021
2	98 Croydon Rd CROYDON 3136	$790,000	24/02/2021
3	48 Webster Av CROYDON 3136	$750,000	13/04/2021

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: 06/08/2021 14:44

13 Rose Court, Croydon Vic 3136



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Property Type:
Agent Comments

Indicative Selling Price
$700,000 - $770,000
Median House Price
June quarter 2021: $902,500

Comparable Properties



19 Richards Av CROYDON 3136 (REI)

3 1 2

Price: $841,500
Method: Private Sale
Date: 03/06/2021
Property Type: House
Land Size: 1001 sqm approx

Agent Comments



98 Croydon Rd CROYDON 3136 (VG)

3 - -

Price: $790,000
Method: Sale
Date: 24/02/2021
Property Type: House (Res)
Land Size: 928 sqm approx

Agent Comments

GRZ1 with greater subdivision potential (STCA)



48 Webster Av CROYDON 3136 (VG)

- - -

Price: $750,000
Method: Sale
Date: 13/04/2021
Property Type: House (Res)
Land Size: 909 sqm approx

Agent Comments

Account - Hoskins | P: 98747677, 9722 9755

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