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	2/9 Sunray Court, Croydon Vic 3136

Indicative selling price

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

Single price $765,000

Median sale price

Median price $960,000 Property Type House Suburb Croydon

Period - From 01/01/2024 to 31/03/2024 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	91a Hull Rd CROYDON 3136	$786,000	10/04/2024
2	3/8 Montgomery Ct KILSYTH 3137	$770,000	15/03/2024
3	2/17 Ruskin Av CROYDON 3136	$760,000	02/12/2023

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: 13/05/2024 10:14

2/9 Sunray Court, Croydon Vic 3136

William Lyall
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3 2 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price
$765,000
Median House Price
March quarter 2024: $960,000

Comparable Properties



91a Hull Rd CROYDON 3136 (REI)

3 2 2

Price: $786,000
Method: Private Sale
Date: 10/04/2024
Property Type: House
Land Size: 352 sqm approx

Agent Comments



3/8 Montgomery Ct KILSYTH 3137 (REI)

3 2 2

Price: $770,000
Method: Sold Before Auction
Date: 15/03/2024
Property Type: Unit

Agent Comments



2/17 Ruskin Av CROYDON 3136 (REI/VG)

3 2 2

Price: $760,000
Method: Auction Sale
Date: 02/12/2023
Property Type: Unit

Agent Comments

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