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 Olympus Drive, Croydon South, Vic 3136

Indicative selling price

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

range between $750,000 & $800,000

Median sale price

Median price $905,000 Property type *House* Suburb Croydon South

Period - From 01/04/2024 to 30/06/2024 Source PropTrack

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
35 Jesmond Road, Croydon, VIC 3136	$810,000	29/02/2024
58 Sellick Drive, Croydon, VIC 3136	$807,500	12/06/2024
166 Bayswater Road, Croydon South, VIC 3136	$780,000	06/04/2024

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: 10/07/2024