

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

19 Sunray Court, Croydon Vic 3136

Indicative selling price

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

Range between

\$710,000

&

\$750,000

Median sale price

Median price

\$695,000

Property Type

Unit

Suburb

Croydon

Period - From

01/01/2022

to

31/03/2022

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	2/21 Shelley Av KILSYTH 3137	\$790,000	11/03/2022
2	3/5 Leigh Rd CROYDON 3136	\$750,000	19/02/2022
3	1/4 Bennison St CROYDON 3136	\$735,000	17/03/2022

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:

12/07/2022 14:11

Jimmy Kok
03 9899 7888
0419 369 570
jimmy.kok@ihomesre.com.au



3 1 1

Property Type: Unit
Agent Comments

Indicative Selling Price
\$710,000 - \$750,000
Median Unit Price
March quarter 2022: \$695,000

Comparable Properties

2/21 Shelley Av KILSYTH 3137 (VG)

Agent Comments

3 - -

Price: \$790,000
Method: Sale
Date: 11/03/2022
Property Type: Flat/Unit/Apartment (Res)

3/5 Leigh Rd CROYDON 3136 (REI/VG)

Agent Comments

3 1 2

Price: \$750,000
Method: Auction Sale
Date: 19/02/2022
Property Type: Unit



1/4 Bennison St CROYDON 3136 (REI/VG)

Agent Comments

3 1 1

Price: \$735,000
Method: Private Sale
Date: 17/03/2022
Property Type: Unit