

# 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

8 Apollo Court, Croydon South Vic 3136

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$750,000 & \$800,000

### Median sale price

Median price \$770,000 Property Type Unit Suburb Croydon South

Period - From 01/04/2023 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	17 Wildwood Wlk CROYDON SOUTH 3136	\$800,000	20/04/2024
2	30A Leigh Rd CROYDON 3136	\$782,500	03/06/2024
3	131 Belmont Rd.E CROYDON SOUTH 3136	\$778,000	08/05/2024

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: 02/07/2024 14:18

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**Indicative Selling Price**

\$750,000 - \$800,000

**Median Unit Price**

Year ending March 2024: \$770,000



 3    1    1

**Property Type:** Unit

**Land Size:** 397 sqm approx

**Agent Comments**

★ Professionals

## Comparable Properties



**17 Wildwood Wik CROYDON SOUTH 3136 (REI/VG)**

**Agent Comments**

 3    1    -

**Price:** \$800,000

**Method:** Private Sale

**Date:** 20/04/2024

**Property Type:** House

**Land Size:** 519 sqm approx



**30A Leigh Rd CROYDON 3136 (REI)**

**Agent Comments**

 3    1    3

**Price:** \$782,500

**Method:** Private Sale

**Date:** 03/06/2024

**Property Type:** Unit



**131 Belmont Rd.E CROYDON SOUTH 3136 (REI)**

**Agent Comments**

 3    1    2

**Price:** \$778,000

**Method:** Private Sale

**Date:** 08/05/2024

**Property Type:** House

**Land Size:** 457 sqm approx

**Account - Hoskins** | P: 03 9722 9755