### 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	6 Turkeith Crescent, Croydon North Vic 3136
postcode	
postoode	

#### Indicative selling price

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

Range between \$790,000	&	\$860,000
-------------------------	---	-----------

#### Median sale price

Median price	\$981,250	Pro	perty Type	House		Suburb	Croydon North
Period - From	01/10/2024	to	31/12/2024		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

Add	dress of comparable property	Price	Date of sale
1	80 Exeter Rd CROYDON NORTH 3136	\$800,000	05/12/2024
2	16 Cass Av CROYDON 3136	\$900,000	07/11/2024
3	55 Holloway Rd CROYDON NORTH 3136	\$860,000	07/10/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	11/02/2025 18:26



# **McGrath**





Rooms: 6

Property Type: House

Land Size: 857.495 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$790,000 - \$860,000 **Median House Price** December quarter 2024: \$981,250

# Comparable Properties



80 Exeter Rd CROYDON NORTH 3136 (REI/VG)

**Agent Comments** 

Price: \$800,000 Method: Private Sale Date: 05/12/2024 Property Type: House Land Size: 867 sqm approx



16 Cass Av CROYDON 3136 (REI/VG)





Agent Comments

Price: \$900,000 Method: Private Sale Date: 07/11/2024 Property Type: House Land Size: 836 sqm approx



55 Holloway Rd CROYDON NORTH 3136 (REI)





Price: \$860,000 Method: Private Sale Date: 07/10/2024

Property Type: House (Res) Land Size: 578 sqm approx **Agent Comments** 

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent, Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.