

# 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 7 Woodview Court, Croydon North 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 \$825,000 & \$875,000

### Median sale price

Median price \$1,150,000 Property Type House Suburb Croydon North

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	56A Highview Dr MOOROOLBARK 3138	\$855,000	24/12/2023
2	1/68 Dorset Rd CROYDON 3136	\$840,000	25/03/2024
3	33 Meadowbank Av CHIRNSIDE PARK 3116	\$836,000	21/02/2024

**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: 24/04/2024 10:49

7 Woodview Court, Croydon North Vic 3136



3 2 2

**Property Type:** House (Res)  
**Land Size:** 312 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$825,000 - \$875,000  
**Median House Price**  
March quarter 2024: \$1,150,000

## Comparable Properties



**56A Highview Dr MOOROOLBARK 3138 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$855,000  
**Method:** Private Sale  
**Date:** 24/12/2023  
**Property Type:** House  
**Land Size:** 307 sqm approx



**1/68 Dorset Rd CROYDON 3136 (REI)**

**Agent Comments**

3 2 2

**Price:** \$840,000  
**Method:** Sold Before Auction  
**Date:** 25/03/2024  
**Property Type:** Townhouse (Res)



**33 Meadowbank Av CHIRNSIDE PARK 3116 (REI)**

**Agent Comments**

3 1 2

**Price:** \$836,000  
**Method:** Private Sale  
**Date:** 21/02/2024  
**Property Type:** House  
**Land Size:** 405 sqm approx

**Account - Vogl & Walpole Estate Agents | P: 03 8580 6200**



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