

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

5 Woodview Court, Croydon North Vic 3136

Indicative selling price

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

Range between \$825,000

&

\$875,000

Median sale price

Median price \$1,112,000

Property Type House

Suburb Croydon North

Period - From 01/04/2024

to

30/06/2024

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	3/48 Humber Rd CROYDON NORTH 3136	\$850,000	03/07/2024
2	59 Lyons Rd CROYDON NORTH 3136	\$850,000	08/06/2024
3	1/68 Dorset Rd CROYDON 3136	\$840,000	25/03/2024

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:

19/08/2024 12:01

5 Woodview Court, Croydon North Vic 3136



3 2 2

Property Type: House
Agent Comments

Indicative Selling Price
\$825,000 - \$875,000
Median House Price
June quarter 2024: \$1,112,000

Comparable Properties



3/48 Humber Rd CROYDON NORTH 3136 (REI) Agent Comments

3 2 2

Price: \$850,000
Method: Private Sale
Date: 03/07/2024
Property Type: Unit
Land Size: 374 sqm approx



59 Lyons Rd CROYDON NORTH 3136 (REI/VG) Agent Comments

3 2 1

Price: \$850,000
Method: Sold Before Auction
Date: 08/06/2024
Property Type: House (Res)
Land Size: 419 sqm approx



1/68 Dorset Rd CROYDON 3136 (REI/VG) Agent Comments

3 2 2

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

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



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