

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

9 TURKEITH CRESCENT CROYDON NORTH VIC 3136

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$760,000

&

\$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,112,000

Property type

House

Suburb

Croydon North

Period-from

01 Oct 2023

to

30 Sep 2024

Source

Corelogic

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 6 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

13 SUSANS COURT CROYDON NORTH VIC 3136	\$820,000	14-Aug-24
26 LYONS ROAD CROYDON NORTH VIC 3136	\$805,250	23-Sep-24

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 6 months.

This Statement of Information was prepared on: 25 October 2024

**13 SUSANS COURT CROYDON
NORTH VIC 3136**

3 1 2

Sold Price ^{RS} **\$820,000** ^{UN} Sold Date **14-Aug-24**Distance **0.75km****26 LYONS ROAD CROYDON
NORTH VIC 3136**

3 1 2

Sold Price ^{RS} **\$805,250** Sold Date **23-Sep-24**Distance **0.17km**

RS = Recent sale

UN = Undisclosed Sale

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