

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

3 Susans Court, Croydon North Vic 3136

Indicative selling price

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

Range between

\$750,000

&

\$800,000

Median sale price

Median price

\$885,000

Property Type

House

Suburb

Croydon North

Period - From

01/07/2022

to

30/09/2022

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	2 Tatiara Av CROYDON NORTH 3136	\$851,000	29/10/2022
2	48 Yarra Rd CROYDON NORTH 3136	\$835,000	10/08/2022
3	10 Turkeith Cr CROYDON NORTH 3136	\$815,000	01/07/2022

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:

30/11/2022 17:48

3 Susans Court, Croydon North Vic 3136

Brent Earney

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Indicative Selling Price

\$750,000 - \$800,000

Median House Price

September quarter 2022: \$885,000



 3  1  2

Property Type: House

Land Size: 1057 sqm approx

Agent Comments

Comparable Properties



2 Tatiara Av CROYDON NORTH 3136 (REI)

Agent Comments

 3  1  2

Price: \$851,000

Method: Private Sale

Date: 29/10/2022

Property Type: House (Res)

Land Size: 878 sqm approx

48 Yarra Rd CROYDON NORTH 3136 (VG)

Agent Comments

 3  -  -

Price: \$835,000

Method: Sale

Date: 10/08/2022

Property Type: House (Res)

Land Size: 842 sqm approx

10 Turkeith Cr CROYDON NORTH 3136 (VG)

Agent Comments

 3  -  -

Price: \$815,000

Method: Sale

Date: 01/07/2022

Property Type: House (Res)

Land Size: 854 sqm approx

Account - Professionals Croydon | P: 03 9725 0000 | F: 03 9725 7354