

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 4 Tadjil Close, Croydon North, VIC 3136

Indicative selling price

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

Price Range \$900,000 & \$990,000

Median sale price

Median price \$1,070,000 Property Type House Suburb Croydon North (3136)
Period - From 27/05/2021 to 26/05/2022 Source Real Estate

Comparable property sales

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 |
|--------------------------------------|-------------|--------------|
| 31 HIGHLAND AVENUE, CROYDON VIC 3136 | \$960,000 | 31/05/2022 |
| 33 Sevenoaks Avenue, Croydon | \$1,070,000 | 27/05/2022 |
| 4 Tallarook Court, Croydon Hills | \$1,055,000 | 29/04/2022 |

This Statement of Information was prepared on: 26/05/2022