



Bill Katsoulis T/A @realty (ABN/ACN: 41 288 796 054)
Level 31/120 Collins Street Melbourne 3000
Tel: 0419 514 276 Agent No: 082189L
Email: billkatsoulis@atrealty.com.au

VR027 © Lawsoft Pty Ltd

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address 10 Knee Lane Croydon Nth 3136

Including suburb and
postcode

Indicative selling price

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

Single price \$975,000 or range between \$* & \$

Median sale price

Median price \$1,106,000 Property Type House Suburb Croydon North

Period - From 01/10/23 to 30/09/24 Source Pricefinder

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 6 Justin Court Croydon North	\$980,000	30/09/24
2 20 Mitchell Court Croydon North	\$1,120,000	16/11/24
3 125 Nangathan Way Croydon North	\$1,080,000	25/10/24

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 six months.~~

This Statement of Information was prepared on: 18/11/24