

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

7 SUSANS COURT 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

\$1,050,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,027,000

Property type

House

Suburb

Croydon North

Period-from

01 Apr 2022

to

31 Mar 2023

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

7 LYONS ROAD CROYDON NORTH VIC 3136	\$1,065,000	26-Nov-22
1 TADJI CLOSE CROYDON NORTH VIC 3136	\$1,120,000	06-Dec-22
17 AUMANN COURT CROYDON NORTH VIC 3136	\$1,135,000	11-Feb-23

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: 17 April 2023


**7 LYONS ROAD CROYDON NORTH
VIC 3136**

Sold Price

\$1,065,000

Sold Date

26-Nov-22

4



2



2

Distance

0.53km
**1 TADJI CLOSE CROYDON NORTH
VIC 3136**

Sold Price

\$1,120,000

Sold Date

06-Dec-22

4



2



2

Distance

0.9km
**17 AUMANN COURT CROYDON
NORTH VIC 3136**

Sold Price

^{RS}**\$1,135,000**

Sold Date

11-Feb-23

4



2



2

Distance

1.09km

RS = Recent sale

UN = Undisclosed Sale

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