

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

1A Penrose Court, Croydon North Vic 3136

Indicative selling price

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

Range between

\$745,000

&

\$795,000

Median sale price

Median price

\$722,000

Property Type

Townhouse

Suburb

Croydon North

Period - From

13/09/2021

to

12/09/2022

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	44 Evans Dr CROYDON 3136	\$778,000	22/03/2022
2	3/328 Maroondah Hwy CROYDON 3136	\$761,500	09/08/2022
3	50a Lyons Rd CROYDON NORTH 3136	\$750,000	17/05/2022

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:

13/09/2022 10:26

1A Penrose Court, Croydon North Vic 3136



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Indicative Selling Price

\$745,000 - \$795,000

Median Townhouse Price

13/09/2021 - 12/09/2022: \$722,000



Property Type:

Agent Comments

Comparable Properties



44 Evans Dr CROYDON 3136 (REI)

Agent Comments



Price: \$778,000

Method: Private Sale

Date: 22/03/2022

Property Type: House (Res)

Land Size: 211 sqm approx



3/328 Maroondah Hwy CROYDON 3136 (REI)

Agent Comments



Price: \$761,500

Method: Private Sale

Date: 09/08/2022

Property Type: House (Res)

Land Size: 207 sqm approx



50a Lyons Rd CROYDON NORTH 3136 (REI)

Agent Comments



Price: \$750,000

Method: Private Sale

Date: 17/05/2022

Property Type: Townhouse (Single)

Land Size: 301 sqm approx

Account - Hoskins | P: 98747677, 9722 9755



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