

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

6 Palmer Avenue, Croydon North Vic 3136

Indicative selling price

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

Range between

\$1,150,000

&

\$1,250,000

Median sale price

Median price

\$1,087,000

Property Type

House

Suburb

Croydon North

Period - From

01/04/2023

to

30/06/2023

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	22 Nangathan Way CROYDON NORTH 3136	\$1,250,000	13/05/2023
2	1 Waterview Ct CROYDON HILLS 3136	\$1,230,000	05/04/2023
3	40 Alice St CROYDON NORTH 3136	\$1,168,000	14/07/2023

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:

03/08/2023 10:41

6 Palmer Avenue, Croydon North Vic 3136



3 2 2

Property Type: House
Land Size: 1150 sqm approx
Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,250,000
Median House Price
June quarter 2023: \$1,087,000

Comparable Properties



22 Nangathan Way CROYDON NORTH 3136 (REI/VG)

Agent Comments

3 2 2

Price: \$1,250,000
Method: Private Sale
Date: 13/05/2023
Property Type: House
Land Size: 827 sqm approx

1 Waterview Ct CROYDON HILLS 3136 (VG)

Agent Comments

3 - -

Price: \$1,230,000
Method: Sale
Date: 05/04/2023
Property Type: House (Res)
Land Size: 2523 sqm approx



40 Alice St CROYDON NORTH 3136 (REI)

Agent Comments

3 2 -

Price: \$1,168,000
Method: Private Sale
Date: 14/07/2023
Property Type: House
Land Size: 723 sqm approx

Account - Vogl & Walpole Estate Agents | P: 03 8580 6200



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