

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

11 Chisholm Court, Croydon North Vic 3136

Indicative selling price

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

Range between \$1,040,000

&

\$1,090,000

Median sale price

Median price \$950,000

Property Type House

Suburb Croydon North

Period - From 01/04/2021

to 30/06/2021

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	28 Sherlock Rd CROYDON 3136	\$1,090,000	26/05/2021
2	161 Dorset Rd CROYDON 3136	\$1,050,000	24/03/2021
3	16 Mary Ct CROYDON NORTH 3136	\$1,080,000	03/02/2021

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:

21/07/2021 15:47



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Property Type: House
Land Size: 840 sqm approx
Agent Comments

Indicative Selling Price
\$1,040,000 - \$1,090,000
Median House Price
June quarter 2021: \$950,000

Comparable Properties



28 Sherlock Rd CROYDON 3136 (REI)

Agent Comments

4 2 2

Price: \$1,090,000
Method: Private Sale
Date: 26/05/2021
Property Type: House
Land Size: 647 sqm approx



161 Dorset Rd CROYDON 3136 (REI/VG)

Agent Comments

4 2 2

Price: \$1,050,000
Method: Private Sale
Date: 24/03/2021
Property Type: House
Land Size: 840 sqm approx



16 Mary Ct CROYDON NORTH 3136 (REI/VG)

Agent Comments

4 2 2

Price: \$1,080,000
Method: Private Sale
Date: 03/02/2021
Property Type: House
Land Size: 777 sqm approx