

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

2 PANORAMA DRIVE 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

\$820,000

&

\$900,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,060,000

Property type

House

Suburb

Croydon North

Period-from

01 Mar 2022

to

28 Feb 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

28 PANORAMA DRIVE CROYDON NORTH VIC 3136	\$910,000	16-Feb-23
40 EXETER ROAD CROYDON NORTH VIC 3136	\$830,000	18-Nov-22
50 YARRA ROAD CROYDON NORTH VIC 3136	\$860,000	15-Nov-22

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: 22 March 2023



28 PANORAMA DRIVE CROYDON NORTH VIC 3136

3 1 4

Sold Price

\$910,000

Sold Date

16-Feb-23

Distance

0.25km



40 EXETER ROAD CROYDON NORTH VIC 3136

4 2 2

Sold Price

\$830,000

Sold Date

18-Nov-22

Distance

1.88km



50 YARRA ROAD CROYDON NORTH VIC 3136

4 1 4

Sold Price

\$860,000

Sold Date

15-Nov-22

Distance

1.68km

RS = Recent sale

UN = Undisclosed Sale

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