

## 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

13 Wilson Concourse, Croydon North Vic 3136

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$750,000

&

\$825,000

#### Median sale price

Median price

\$817,000

House

X

Unit

Suburb

Croydon North

Period - From

01/04/2018

to

31/03/2019

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	4a Faull CI CROYDON NORTH 3136	\$865,000	21/02/2019
2	12 San Martin Dr CROYDON NORTH 3136	\$790,000	01/02/2019
3	5 Janson Ct CROYDON NORTH 3136	\$755,000	02/03/2019

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.



4 2 1

**Rooms:**  
**Property Type:** House  
**Land Size:** 877 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$750,000 - \$825,000  
**Median House Price**  
Year ending March 2019: \$817,000

## Comparable Properties



**4a Fauli CI CROYDON NORTH 3136 (REI/VG)** **Agent Comments**

4 3 1

**Price:** \$865,000  
**Method:** Private Sale  
**Date:** 21/02/2019  
**Rooms:** 8  
**Property Type:** House  
**Land Size:** 866 sqm approx



**12 San Martin Dr CROYDON NORTH 3136 (REI/VG)** **Agent Comments**

4 2 -

**Price:** \$790,000  
**Method:** Private Sale  
**Date:** 01/02/2019  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 864 sqm approx



**5 Janson Ct CROYDON NORTH 3136 (VG)** **Agent Comments**

4 - -

**Price:** \$755,000  
**Method:** Sale  
**Date:** 02/03/2019  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 855 sqm approx