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	12 Piedmont Court, Croydon North Vic 3136
Including suburb and	·
postcode	

Indicative selling price

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

Range between \$1,000,000	&	\$1,100,000
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Median sale price

Median price	\$950,000	Pro	perty 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

Add	dress of comparable property	Price	Date of sale
1	8 Justin Ct CROYDON NORTH 3136	\$1,100,000	17/03/2021
2	86 Narr Maen Dr CROYDON HILLS 3136	\$1,083,500	30/03/2021
3	64 Yarra Rd CROYDON NORTH 3136	\$1,031,000	05/06/2021

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

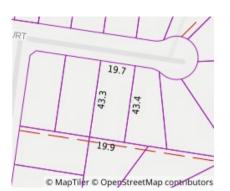
This Statement of Information was prepared on:	26/08/2021 13:19





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Indicative Selling Price \$1,000,000 - \$1,100,000 **Median House Price** June quarter 2021: \$950,000



Property Type:

Divorce/Estate/Family Transfers Land Size: 864 sqm approx

Agent Comments

Comparable Properties



8 Justin Ct CROYDON NORTH 3136 (REI)





Price: \$1,100,000 Method: Private Sale Date: 17/03/2021 Property Type: House Land Size: 1100 sqm approx **Agent Comments**



86 Narr Maen Dr CROYDON HILLS 3136

(REI/VG)





Price: \$1,083,500 Method: Private Sale Date: 30/03/2021

Property Type: House (Res) Land Size: 856 sqm approx

Agent Comments



64 Yarra Rd CROYDON NORTH 3136 (REI)





Price: \$1,031,000 Method: Auction Sale Date: 05/06/2021

Property Type: House (Res)

Agent Comments

Account - Professionals Croydon | P: 03 9725 0000 | F: 03 9725 7354



