

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

12 Piedmont Court, Croydon North Vic 3136

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

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	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 comparable properties 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

12 Piedmont Court, Croydon North Vic 3136

Miles Howell

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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)

Agent Comments



Price: \$1,100,000

Method: Private Sale

Date: 17/03/2021

Property Type: House

Land Size: 1100 sqm approx



86 Narr Maen Dr CROYDON HILLS 3136 (REI/VG)

Agent Comments



Price: \$1,083,500

Method: Private Sale

Date: 30/03/2021

Property Type: House (Res)

Land Size: 856 sqm approx



64 Yarra Rd CROYDON NORTH 3136 (REI)

Agent Comments



Price: \$1,031,000

Method: Auction Sale

Date: 05/06/2021

Property Type: House (Res)

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