

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

17 SILVERGRASS COURT CROYDON 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

\$790,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$871,750

Property type

House

Suburb

Croydon

Period-from

01 Aug 2022

to

31 Jul 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

19 BRIARWOOD COURT CROYDON VIC 3136	\$800,000	26-Apr-23
28 MANDOWIE CRESCENT CROYDON VIC 3136	\$815,000	03-Apr-23
34B PASCOE AVENUE CROYDON VIC 3136	\$811,500	25-Apr-23

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: 10 August 2023



19 BRIARWOOD COURT CROYDON VIC 3136

Sold Price

\$800,000

Sold Date

26-Apr-23

3

2

2

Distance

0.33km



28 MANDOWIE CRESCENT CROYDON VIC 3136

Sold Price

\$815,000

Sold Date

03-Apr-23

3

2

2

Distance

1.31km



34B PASCOE AVENUE CROYDON VIC 3136

Sold Price

\$811,500

Sold Date

25-Apr-23

3

2

2

Distance

1.84km

RS = Recent sale
 UN = Undisclosed Sale

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