

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

11 Azalea Court, Croydon North Vic 3136

Indicative selling price

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

Range between \$1,150,000

&

\$1,250,000

Median sale price

Median price \$1,073,000

Property Type House

Suburb Croydon North

Period - From 01/07/2023

to 30/06/2024

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	9 Wilton CI CROYDON NORTH 3136	\$1,215,000	12/06/2024
2	7 Kingsbridge Ct CROYDON HILLS 3136	\$1,250,000	27/04/2024
3	7 Azalea Ct CROYDON NORTH 3136	\$1,180,000	18/04/2024

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:

24/08/2024 16:24



4 2 7

Property Type: House
Land Size: 1366 sqm approx
Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,250,000
Median House Price
Year ending June 2024: \$1,073,000

Comparable Properties



9 Wilton Ct CROYDON NORTH 3136 (REI)

Agent Comments

4 2 2

Price: \$1,215,000
Method: Private Sale
Date: 12/06/2024
Property Type: House
Land Size: 804 sqm approx



7 Kingsbridge Ct CROYDON HILLS 3136 (REI/VG)

Agent Comments

4 2 2

Price: \$1,250,000
Method: Auction Sale
Date: 27/04/2024
Property Type: House (Res)
Land Size: 750 sqm approx



7 Azalea Ct CROYDON NORTH 3136 (REI/VG)

Agent Comments

3 2 3

Price: \$1,180,000
Method: Private Sale
Date: 18/04/2024
Property Type: House
Land Size: 931 sqm approx

Account - Ray White Croydon | P: 03 9725 7444