

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

8 Justin Court, Croydon North Vic 3136

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$874,000

Property Type House

Suburb Croydon North

Period - From 01/01/2020

to

31/12/2020

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	12 Galtymore CI WARRANWOOD 3134	\$1,120,000	31/10/2020
2	3 Glenpark Dr WONGA PARK 3115	\$1,100,000	31/08/2020
3			

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:

24/02/2021 16:34

8 Justin Court, Croydon North Vic 3136

Brent Earney

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Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

Year ending December 2020: \$874,000



 3  2  2

Property Type: House (Res)

Land Size: 1087 sqm approx

Agent Comments

Comparable Properties



12 Galtymore CI WARRANWOOD 3134 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,120,000

Method: Private Sale

Date: 31/10/2020

Property Type: House

Land Size: 1304 sqm approx



3 Glenpark Dr WONGA PARK 3115 (REI/VG)

Agent Comments

 4  2  4

Price: \$1,100,000

Method: Private Sale

Date: 31/08/2020

Rooms: 7

Property Type: House

Land Size: 748 sqm approx

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.