Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

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
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Median sale price

Median price	\$874,000	Pro	perty 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

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



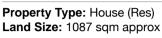
Date of sale



Brent Earney 9725 0000 0409 726 136 brentearney@methven.com.au

Indicative Selling Price \$1,100,000 - \$1,200,000 **Median House Price** Year ending December 2020: \$874,000





Agent Comments

Comparable Properties



12 Galtymore CI WARRANWOOD 3134 (REI/VG)

Price: \$1,120,000 Method: Private Sale Date: 31/10/2020 Property Type: House Land Size: 1304 sqm approx **Agent Comments**



3 Glenpark Dr WONGA PARK 3115 (REI/VG)

Price: \$1,100,000 Method: Private Sale Date: 31/08/2020 Rooms: 7

Property Type: House Land Size: 748 sqm approx Agent Comments

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.

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