

# 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

4 Carly Court, Croydon North Vic 3136

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$730,000

&

\$780,000

### Median sale price

Median price

\$1,100,000

Property Type

House

Suburb

Croydon North

Period - From

01/04/2022

to

30/06/2022

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	4/31 Bonnie View Rd CROYDON NORTH 3136	\$770,000	10/05/2022
2	5 Eric St CROYDON 3136	\$755,518	23/05/2022
3	39 Dorset Rd CROYDON 3136	\$750,000	18/04/2022

**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:

07/09/2022 12:44

4 Carly Court, Croydon North Vic 3136



Christopher Clerke

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**Indicative Selling Price**

\$730,000 - \$780,000

**Median House Price**

June quarter 2022: \$1,100,000



3 1 2

**Rooms:** 5

**Property Type:** House

**Land Size:** 459 sqm approx

**Agent Comments**

## Comparable Properties



**4/31 Bonnie View Rd CROYDON NORTH 3136 (VG)**

**Agent Comments**

3 - -

**Price:** \$770,000

**Method:** Sale

**Date:** 10/05/2022

**Property Type:** Flat/Unit/Apartment (Res)



**5 Eric St CROYDON 3136 (REI/VG)**

**Agent Comments**

3 1 2

**Price:** \$755,518

**Method:** Private Sale

**Date:** 23/05/2022

**Property Type:** House (Res)

**Land Size:** 356 sqm approx



**39 Dorset Rd CROYDON 3136 (REI/VG)**

**Agent Comments**

3 1 1

**Price:** \$750,000

**Method:** Private Sale

**Date:** 18/04/2022

**Property Type:** House

**Land Size:** 402 sqm approx

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



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