## 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

#### 66 POWER STREET CROYDON NORTH 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		\$1,000,000	&	\$1,050,000				
Median sale price (*Delete house or unit as applicable)											
Median Price	\$1,037,000	Prop	Property type House		House	Suburb	Croydon North				
Period-from	01 May 2024	to	30 Apr 20	025	25 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	
3 HANWELL COURT CROYDON NORTH VIC 3136	\$1,035,000	09-Dec-24	
9 MARLOO COURT CROYDON HILLS VIC 3136	\$1,085,000	04-Dec-24	
1 THE DELL CROYDON NORTH VIC 3136	\$1,101,000	06-May-25	

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: 13 May 2025



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# hockingstuart

Distance

1.56km

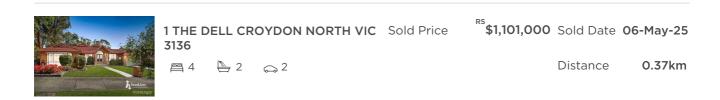
Hockingstuart Ringwood M 98769001

 ${\ensuremath{\mathsf{E}}}$  ringwood@hockingstuart.com



A	3 HANWELL COURT CROYDON NORTH VIC 3136		Sold Price	\$1,035,000	Sold Date	09-Dec-24	
	🛱 4 🗎 2 💪	⇒ 2			Distance	0.89km	
CoreLogic							
	9 MARLOO COUR HILLS VIC 3136	T CROYDON	Sold Price	\$1,085,000	Sold Date	04-Dec-24	

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RS = Recent sale UN = Undisclosed Sale

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