

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

1 Gerard Court, Croydon North Vic 3136

Indicative selling price

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

Range between \$880,000 & \$960,000

Median sale price

Median price \$1,150,000 Property Type House Suburb Croydon North

Period - From 01/01/2024 to 31/03/2024 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	128 Langdale Dr CROYDON HILLS 3136	\$930,000	08/04/2024
2	18 Ann St CROYDON 3136	\$890,000	01/03/2024
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: 03/06/2024 12:14

1 Gerard Court, Croydon North Vic 3136

**Jellis
Craig**

Cory Phillips

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Indicative Selling Price

\$880,000 - \$960,000

Median House Price

March quarter 2024: \$1,150,000



 3  1  3

Property Type: House

Land Size: 998 sqm approx

Agent Comments

Comparable Properties



128 Langdale Dr CROYDON HILLS 3136 (REI) **Agent Comments**

 3  1  1

Price: \$930,000

Method: Private Sale

Date: 08/04/2024

Property Type: House

Land Size: 640 sqm approx



18 Ann St CROYDON 3136 (REI/VG) **Agent Comments**

 3  1  -

Price: \$890,000

Method: Private Sale

Date: 01/03/2024

Property Type: House

Land Size: 788 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.

Account - Jellis Craig | P: 03 9870 6211



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