

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

13 Kushi Court, Croydon Hills Vic 3136

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,230,000 Property Type House Suburb Croydon Hills

Period - From 01/04/2023 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	22 Wellington Park Dr WARRANWOOD 3134	\$1,100,000	13/02/2024
2	5 Chisholm Ct CROYDON NORTH 3136	\$1,100,000	15/02/2024
3	12 Piedmont Ct CROYDON NORTH 3136	\$1,036,000	03/04/2024

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: 10/07/2024 10:54

13 Kulsu Court, Croydon Hills Vic 3136



 3  1  1

Property Type: House
Land Size: 650 sqm approx
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
Year ending March 2024: \$1,230,000

Comparable Properties



22 Wellington Park Dr WARRANWOOD 3134 **Agent Comments**
(REI/VG)

 3  2  2

Price: \$1,100,000
Method: Private Sale
Date: 13/02/2024
Property Type: House (Res)
Land Size: 850 sqm approx



5 Chisholm Ct CROYDON NORTH 3136 **Agent Comments**
(REI/VG)

 3  2  1

Price: \$1,100,000
Method: Private Sale
Date: 15/02/2024
Property Type: House
Land Size: 1121 sqm approx



12 Piedmont Ct CROYDON NORTH 3136 **Agent Comments**
(REI/VG)

 3  2  2

Price: \$1,036,000
Method: Private Sale
Date: 03/04/2024
Property Type: House
Land Size: 865 sqm approx

Account - Vogl & Walpole Estate Agents | P: 03 8580 6200



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