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 MALCOLM COURT 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 rang betwee		\$760,000	&	\$835,000	
Median sale price (*Delete house or unit as ap	plicable)							
Median Price	\$1,080,000	Prop	erty type	House		Suburb	Croydon North	
Period-from	01 Feb 2023	to	31 Jan 2	024	Source		Corelogic	

Comparable property sales (*Delete A or B below as applicable)

These are the three properties sold within two kilometres of the property for sale in the last 6 months that the A* estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale	
280 MAROONDAH HIGHWAY CROYDON VIC 3136	\$761,250	28-Sep-23	
25 DIXON AVENUE CROYDON VIC 3136	\$785,000	09-Jan-24	
2 WOODVIEW COURT CROYDON NORTH VIC 3136	\$775,000	18-Nov-23	

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: 28 February 2024



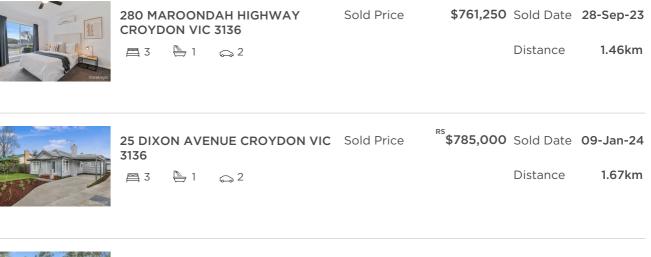
consumer.vic.gov.au



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2 WOODVIEW COURT CROYDON NORTH VIC 3136		Sold Price	\$775,000	Sold Date	18-Nov-23	
= 3	1	ç⇒ 2			Distance	0.58km

RS = Recent sale UN = Undisclosed Sale

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