

## 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

16 MITCHELL 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,250,000

&

\$1,350,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,080,000

Property type

House

Suburb

Croydon North

Period-from

01 Feb 2023

to

31 Jan 2024

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

6 BEMM COURT CROYDON HILLS VIC 3136	\$1,324,000	04-Oct-23
16 TARWIN DRIVE CROYDON HILLS VIC 3136	\$1,301,000	01-Nov-23
49 NANGATHAN WAY CROYDON NORTH VIC 3136	\$1,300,000	27-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: 07 February 2024



## 6 BEMM COURT CROYDON HILLS VIC 3136

4 2 2

Sold Price

<sup>RS</sup> **\$1,324,000**

Sold Date **04-Oct-23**

Distance **0.67km**



## 16 TARWIN DRIVE CROYDON HILLS VIC 3136

4 2 2

Sold Price

<sup>RS</sup> **\$1,301,000**

Sold Date **01-Nov-23**

Distance **0.7km**



## 49 NANGATHAN WAY CROYDON NORTH VIC 3136

4 2 2

Sold Price

**\$1,300,000**

Sold Date **27-Nov-23**

Distance **0.82km**

RS = Recent sale

UN = Undisclosed Sale

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