## 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

2 Glenview Court, Croydon North Vic 3136

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	/underquot	ing		
Range betwee	\$1,100,000		&		\$1,200,000			
Median sale p	rice							
Median price	\$1,060,000	Pro	operty Type	Hou	se		Suburb	Croydon North
Period - From	01/01/2023	to	31/12/2023		So	urce	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 sixmonths 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		
2		
3		

#### OR

**B**<sup>\*</sup> 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:

30/03/2024 02:32



2 Glenview Court, Croydon North Vic 3136



Brent Peters

AlgATHAN 15.0 15.5 15.5 15.5 0 MapTiler © OpenStreetMap contributors



**Property Type:** Land **Land Size:** 706 sqm approx Agent Comments 9722 9755 0412 855 810 teampeters@hoskins.com.au

Indicative Selling Price \$1,100,000 - \$1,200,000 Median House Price Year ending December 2023: \$1,060,000

# **Comparable Properties**

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 - Hoskins | P: 03 9722 9755





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