

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

3 MALCOLM ROAD 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 range
between

\$900,000

&

\$990,000

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

1 TURKEITH CRESCENT CROYDON NORTH VIC 3136	\$990,000	23-Nov-23
76 YARRA ROAD CROYDON NORTH VIC 3136	\$910,000	22-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: 09 February 2024



**1 TURKEITH CRESCENT CROYDON
NORTH VIC 3136**

 4  2  2

Sold Price

\$990,000

Sold Date **23-Nov-23**

Distance **0.36km**



**76 YARRA ROAD CROYDON
NORTH VIC 3136**

 4  2  2

Sold Price

^{RS} **\$910,000** ^{UN}

Sold Date **22-Nov-23**

Distance **1.89km**

RS = Recent sale

UN = Undisclosed Sale

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