

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 5 Hazelview Pocket, Croydon North Vic 3136

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

Median sale price

Median price \$1,065,500 Property Type House Suburb Croydon North

Period - From 26/02/2023 to 25/02/2024 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	7 Lehmann PI CROYDON HILLS 3136	\$1,365,850	12/12/2023
2	9 Bronte Ct CROYDON NORTH 3136	\$1,305,000	12/01/2024
3	49 Nangathan Way CROYDON NORTH 3136	\$1,300,000	11/12/2023

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: 26/02/2024 10:11



 5  2  2

Rooms: 11
Property Type: House (Res)
Land Size: 676 sqm approx
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,350,000
Median House Price
26/02/2023 - 25/02/2024: \$1,065,500

Comparable Properties



7 Lehmann Pl CROYDON HILLS 3136 (REI/VG) Agent Comments

 4  2  2

Price: \$1,365,850
Method: Private Sale
Date: 12/12/2023
Property Type: House
Land Size: 570 sqm approx



9 Bronte Ct CROYDON NORTH 3136 (REI) Agent Comments

 4  2  2

Price: \$1,305,000
Method: Private Sale
Date: 12/01/2024
Property Type: House
Land Size: 956 sqm approx



49 Nangathan Way CROYDON NORTH 3136 (REI/VG) Agent Comments

 4  2  2

Price: \$1,300,000
Method: Private Sale
Date: 11/12/2023
Property Type: House
Land Size: 659 sqm approx

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