

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 Mirnong Court, Croydon North Vic 3136

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$1,150,000 Property Type House Suburb Croydon North

Period - From 01/01/2024 to 31/03/2024 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	64 Yarra Rd CROYDON NORTH 3136	\$1,200,000	20/04/2024
2	38 Power St CROYDON NORTH 3136	\$1,180,000	16/03/2024
3	317 Maroondah Hwy CROYDON NORTH 3136	\$1,150,000	20/03/2024

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: 23/04/2024 10:36

5 Mirnong Court, Croydon North Vic 3136

BARRYPLANT

Jasmine Hunter-Clear
9725 9855

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5 3 2

Property Type: House
Land Size: 904 sqm approx
Agent Comments

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

March quarter 2024: \$1,150,000

Comparable Properties



64 Yarra Rd CROYDON NORTH 3136 (REI)

Agent Comments

4 2 2

Price: \$1,200,000
Method: Auction Sale
Date: 20/04/2024
Property Type: House (Res)
Land Size: 863 sqm approx



38 Power St CROYDON NORTH 3136 (REI)

Agent Comments

4 2 4

Price: \$1,180,000
Method: Sold Before Auction
Date: 16/03/2024
Property Type: House (Res)
Land Size: 1210 sqm approx



317 Maroondah Hwy CROYDON NORTH 3136 (REI)

Agent Comments

5 2 2

Price: \$1,150,000
Method: Sold Before Auction
Date: 20/03/2024
Property Type: House (Res)
Land Size: 923 sqm approx

Account - Barry Plant | P: 03 9725 9855 | F: 03 9725 2454



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