

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 SELBY COURT 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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,080,000

Property type

House

Suburb

Croydon North

Period-from

01 Jan 2024

to

01 Jul 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

15 COLLINS GROVE CROYDON NORTH VIC 3136	\$831,000	15-Jun-24
31 BAMBRA STREET CROYDON VIC 3136	\$841,500	06-Mar-24
2 HEDWIG DRIVE MOOROOLBARK VIC 3138	\$835,000	25-May-24

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: 01 July 2024

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**15 COLLINS GROVE CROYDON
NORTH VIC 3136**

3 1 2

Sold Price

^{RS} **\$831,000**

Sold Date

15-Jun-24

Distance

0.7km



**31 BAMBRA STREET CROYDON VIC
3136**

3 2 1

Sold Price

\$841,500

Sold Date

06-Mar-24

Distance

1.73km



**2 HEDWIG DRIVE MOOROOLBARK
VIC 3138**

3 2 2

Sold Price

^{RS} **\$835,000**

Sold Date

25-May-24

Distance

1.63km

RS = Recent sale

UN = Undisclosed Sale

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