

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

6/13-15 MEADOW 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

\$620,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$742,500

Property type

Unit

Suburb

Croydon North

Period-from

01 Jul 2023

to

30 Jun 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

10/7 BONNIE VIEW ROAD CROYDON NORTH VIC 3136	\$630,000	14-Mar-24
2/3 NIEL STREET CROYDON VIC 3136	\$672,500	30-Apr-24
2/25 PLUMER STREET CROYDON VIC 3136	\$686,000	19-Apr-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: 09 July 2024



**10/7 BONNIE VIEW ROAD
 CROYDON NORTH VIC 3136**

2 1 1

Sold Price **\$630,000** Sold Date **14-Mar-24**

Distance **0.43km**



**2/3 NIEL STREET CROYDON VIC
 3136**

2 1 2

Sold Price **\$672,500** Sold Date **30-Apr-24**

Distance **1.8km**



**2/25 PLUMER STREET CROYDON
 VIC 3136**

2 1 1

Sold Price **\$686,000** Sold Date **19-Apr-24**

Distance **1.9km**

RS = Recent sale UN = Undisclosed Sale

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