

# 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 Golden Ash Walk, Croydon North Vic 3136

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,350,000 & \$1,480,000

### Median sale price

Median price \$1,068,000 Property Type House Suburb Croydon North

Period - From 01/10/2022 to 30/09/2023 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	32 Baddeley Cirt CROYDON 3136	\$1,390,000	04/11/2023
2	119 Narr Maen Dr CROYDON HILLS 3136	\$1,360,000	03/11/2023
3	7 Fiscom Ct CROYDON NORTH 3136	\$1,358,000	27/10/2023

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: 22/12/2023 12:00



 5  3  2

**Property Type:** House

**Land Size:** 755 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$1,350,000 - \$1,480,000

**Median House Price**

Year ending September 2023: \$1,068,000

## Comparable Properties



**32 Baddeley Cirt CROYDON 3136 (REI)**

**Agent Comments**

 5  3  4

**Price:** \$1,390,000

**Method:** Auction Sale

**Date:** 04/11/2023

**Property Type:** House (Res)

**Land Size:** 576 sqm approx



**119 Narr Maen Dr CROYDON HILLS 3136 (REI/VG)**

**Agent Comments**

 5  3  3

**Price:** \$1,360,000

**Method:** Sold Before Auction

**Date:** 03/11/2023

**Property Type:** House (Res)

**Land Size:** 733 sqm approx



**7 Fiscom Ct CROYDON NORTH 3136 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$1,358,000

**Method:** Private Sale

**Date:** 27/10/2023

**Property Type:** House (Res)

**Land Size:** 754 sqm approx