

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

7 Fisco Court, Croydon North Vic 3136

Indicative selling price

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

Range between \$1,340,000 & \$1,410,000

Median sale price

Median price \$1,087,000 Property Type House Suburb Croydon North

Period - From 01/04/2023 to 30/06/2023 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	3 Golden Ash Wlk CROYDON NORTH 3136	\$1,455,000	18/05/2023
2	28 Nangathan Way CROYDON NORTH 3136	\$1,388,000	04/08/2023
3	5 Porter Pl CROYDON NORTH 3136	\$1,350,000	23/06/2023

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:

04/10/2023 16:43



Property Type: House
Land Size: 754 sqm approx
Agent Comments

Indicative Selling Price

\$1,340,000 - \$1,410,000

Median House Price

June quarter 2023: \$1,087,000

Comparable Properties



3 Golden Ash Wlk CROYDON NORTH 3136 (REI)

Agent Comments



Price: \$1,455,000
Method: Private Sale
Date: 18/05/2023
Property Type: House
Land Size: 842 sqm approx



28 Nangathan Way CROYDON NORTH 3136 (REI)

Agent Comments



Price: \$1,388,000
Method: Expression of Interest
Date: 04/08/2023
Property Type: House (Res)
Land Size: 675 sqm approx



5 Porter PI CROYDON NORTH 3136 (REI/VG)

Agent Comments



Price: \$1,350,000
Method: Private Sale
Date: 23/06/2023
Property Type: House
Land Size: 994 sqm approx