

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 MCKERRAL PLACE 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

\$1,050,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,050,000

Property type

House

Suburb

Croydon North

Period-from

01 Sep 2022

to

31 Aug 2023

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

1 MARY COURT CROYDON NORTH VIC 3136	\$1,118,888	06-Sep-23
12 PEPPERMINT PLACE CROYDON HILLS VIC 3136	\$1,071,000	19-Apr-23
59A LYONS ROAD CROYDON NORTH VIC 3136	\$1,114,000	05-Apr-23

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: 27 September 2023



1 MARY COURT CROYDON NORTH VIC 3136

Sold Price

^{RS}

\$1,118,888

Sold Date

06-Sep-23

 4  2  2

Distance

0.57km



12 PEPPERMINT PLACE CROYDON HILLS VIC 3136

Sold Price

\$1,071,000

Sold Date

19-Apr-23

 4  2  2

Distance

1.09km



59A LYONS ROAD CROYDON NORTH VIC 3136

Sold Price

\$1,114,000

Sold Date

05-Apr-23

 4  2  2

Distance

1.36km

RS = Recent sale

UN = Undisclosed Sale

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