

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

9 SCENIC 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

\$1,050,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,080,000

Property type

House

Suburb

Croydon North

Period-from

01 Mar 2023

to

29 Feb 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

31 JAMES MILNE DRIVE CROYDON NORTH VIC 3136	\$1,071,000	27-Sep-23
5 KULSI COURT CROYDON HILLS VIC 3136	\$1,190,000	09-Nov-23
5 CHISHOLM COURT CROYDON NORTH VIC 3136	\$1,100,000	15-Feb-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: 05 March 2024



**31 JAMES MILNE DRIVE CROYDON
NORTH VIC 3136**

Sold Price

\$1,071,000

Sold Date

27-Sep-23

 4  2  2

Distance

0.3km



**5 KULSI COURT CROYDON HILLS
VIC 3136**

Sold Price

\$1,190,000

Sold Date

09-Nov-23

 4  2  2

Distance

0.69km



**5 CHISHOLM COURT CROYDON
NORTH VIC 3136**

Sold Price

^{RS} **\$1,100,000**

Sold Date

15-Feb-24

 3  2  1

Distance

1.1km

RS = Recent sale

UN = Undisclosed Sale

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