

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 WILTON CLOSE 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 May 2023

to

30 Apr 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

131 NANGATHAN WAY CROYDON NORTH VIC 3136	\$1,112,000	24-Apr-24
29 ALICE STREET CROYDON NORTH VIC 3136	\$1,115,000	04-May-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: 30 May 2024



**131 NANGATHAN WAY CROYDON
NORTH VIC 3136**

3 2 2

Sold Price

^{RS} **\$1,112,000**

Sold Date **24-Apr-24**

Distance **0.88km**



**29 ALICE STREET CROYDON
NORTH VIC 3136**

4 2 2

Sold Price

^{RS} **\$1,115,000**

Sold Date **04-May-24**

Distance **1.74km**

RS = Recent sale **UN** = Undisclosed Sale

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