

## 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

20 MITCHELL COURT 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,000,000

&

\$1,100,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,112,000

Property type

House

Suburb

Croydon North

Period-from

01 Oct 2023

to

30 Sep 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

5 DEALBATA PLACE CROYDON HILLS VIC 3136	\$1,040,000	20-Jun-24
51 LANGDALE DRIVE CROYDON HILLS VIC 3136	\$1,035,000	24-Sep-24
8 TARWIN DRIVE CROYDON HILLS VIC 3136	\$1,090,000	26-Jun-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: 19 October 2024



## 5 DEALBATA PLACE CROYDON HILLS VIC 3136

4 2 2

Sold Price **\$1,040,000** Sold Date **20-Jun-24**

Distance **0.42km**



## 51 LANGDALE DRIVE CROYDON HILLS VIC 3136

4 2 2

Sold Price <sup>RS</sup> **\$1,035,000** Sold Date **24-Sep-24**

Distance **0.54km**



## 8 TARWIN DRIVE CROYDON HILLS VIC 3136

4 2 2

Sold Price **\$1,090,000** Sold Date **26-Jun-24**

Distance **0.7km**

RS = Recent sale

UN = Undisclosed Sale

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