

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

1 BRINDY COURT CROYDON 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

\$750,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$946,000

Property type

House

Suburb

Croydon

Period-from

01 Jan 2024

to

31 Dec 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

13 SUSANS COURT CROYDON NORTH VIC 3136	\$820,000	30-Jul-24
80 EXETER ROAD CROYDON NORTH VIC 3136	\$800,000	05-Dec-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: 15 January 2025



**13 SUSANS COURT CROYDON
NORTH VIC 3136**

 3  1  2

Sold Price **\$820,000** Sold Date **30-Jul-24**

Distance **0.85km**



**80 EXETER ROAD CROYDON
NORTH VIC 3136**

 4  1  2

Sold Price ^{RS} **\$800,000** ^{UN} Sold Date **05-Dec-24**

Distance **1km**

RS = Recent sale

UN = Undisclosed Sale

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