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 Mary Court, Croydon North Vic 3136

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $1,350,000 & $1,450,000

Median sale price

Median price $1,132,500 Property Type House Suburb Croydon North

Period - From 11/08/2021 to 10/08/2022 Source REIV

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 six 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	188a Yarra Rd CROYDON NORTH 3136	$1,525,000	29/03/2022
2	3 The Heath CROYDON NORTH 3136	$1,432,000	24/02/2022
3	10 Elana Ct CROYDON NORTH 3136	$1,352,500	14/02/2022

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 six months.~~

This Statement of Information was prepared on: 11/08/2022 13:27

20 Mary Court, Croydon North Vic 3136

Nathan Hick
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Property Type: Land
Land Size: 813 sqm approx

Agent Comments

Indicative Selling Price
$1,350,000 - $1,450,000
Median House Price
11/08/2021 - 10/08/2022: $1,132,500

Comparable Properties



188a Yarra Rd CROYDON NORTH 3136 (VG)

6 - -

Agent Comments

Price: $1,525,000
Method: Sale
Date: 29/03/2022
Property Type: House (Res)
Land Size: 1253 sqm approx



3 The Heath CROYDON NORTH 3136 (REI/VG)

5 3 2

Agent Comments

Price: $1,432,000
Method: Private Sale
Date: 24/02/2022
Property Type: House
Land Size: 806 sqm approx



10 Elana Ct CROYDON NORTH 3136 (REI/VG)

5 3 7

Agent Comments

Price: $1,352,500
Method: Private Sale
Date: 14/02/2022
Property Type: House
Land Size: 1037 sqm approx

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