Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	3 BIAK PLACE 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	$870,000	&	$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$868,375	Property type	House	Suburb	Croydon North
Period-from	01 Apr 2020	to	31 Mar 2021	Source	Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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
8 WILDBERRY CLOSE CROYDON HILLS VIC 3136	$945,000	08-Apr-21
8 GLENVIEW COURT CROYDON NORTH VIC 3136	$908,500	22-Dec-20
7 HENRY SMITH PLACE CROYDON HILLS VIC 3136	$920,000	12-Dec-20

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 20 April 2021

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8 WILDBERRY CLOSE CROYDON HILLS VIC 3136

4 2 2

Sold Price RS **$945,000** Sold Date **08-Apr-21**

Distance **1.3km**



8 GLENVIEW COURT CROYDON NORTH VIC 3136

4 2 2

Sold Price **$908,500** Sold Date **22-Dec-20**

Distance **0.9km**



7 HENRY SMITH PLACE CROYDON HILLS VIC 3136

4 2 2

Sold Price **$920,000** Sold Date **12-Dec-20**

Distance **1.2km**

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

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