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 Penrose Court 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	$760,000	&	$810,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$880,000	Property type	House	Suburb	Croydon North
Period-from	01 Jun 2020	to	31 May 2021	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
2/40 Karingal Street Croydon North VIC 3136	$770,000	17-May-21
4 Meadow Road Croydon North VIC 3136	$760,000	05-Mar-21
17 Power Street Croydon North VIC 3136	$816,000	27-Feb-21

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: 23 June 2021

hockingstuart

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2/40 Karingal Street Croydon North VIC 3136

3 2 2

Sold Price RS **$770,000** Sold Date **17-May-21**

Distance **0.26km**

4 Meadow Road Croydon North VIC 3136

3 2 2

Sold Price **$760,000** Sold Date **05-Mar-21**

Distance **1.13km**

17 Power Street Croydon North VIC 3136

3 2 2

Sold Price **$816,000** Sold Date **27-Feb-21**

Distance **1.51km**

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

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