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	3 PADDLEWHEELER POCKET 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	$1,350,000	&	$1,425,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,100,000	Property type	House	Suburb	Croydon North
Period-from	01 Nov 2021	to	31 Oct 2022	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
20 MARY COURT CROYDON NORTH VIC 3136	$1,385,000	03-Sep-22
29 LANIER CRESCENT CROYDON NORTH VIC 3136	$1,365,000	23-Nov-22
8 ELANA COURT CROYDON NORTH VIC 3136	$1,460,000	12-Oct-22

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: 30 November 2022

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20 MARY COURT CROYDON NORTH VIC 3136

5 2 5

Sold Price **$1,385,000** Sold Date **03-Sep-22**

Distance **0.23km**



29 LANIER CRESCENT CROYDON NORTH VIC 3136

4 3 2

Sold Price RS **$1,365,000** UN Sold Date **23-Nov-22**

Distance **0.9km**



8 ELANA COURT CROYDON NORTH VIC 3136

5 3 2

Sold Price RS **$1,460,000** UN Sold Date **12-Oct-22**

Distance **0.42km**

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

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