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<br>Including suburb and postcode | 5a Susans Court, Croydon North Vic 3136 |

## Indicative selling price

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

Range between $790,000 & $860,000

## Median sale price

Median price $1,087,000 Property Type House Suburb Croydon North

Period - From 01/04/2023 to 30/06/2023 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.

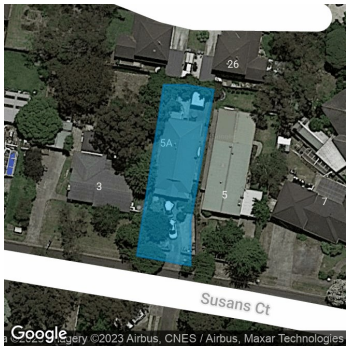
| | Address of comparable property | Price | Date of sale |
|---|---|---|---|
| 1 | 13a Roymar Ct WONGA PARK 3115 | $880,000 | 18/07/2023 |
| 2 | 3/60 Bonnie View Rd CROYDON NORTH 3136 | $875,000 | 21/07/2023 |
| 3 | 3/123 Lincoln Rd CROYDON 3136 | $870,000 | 29/07/2023 |

**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: 14/08/2023 15:20

# 5a Susans Court, Croydon North Vic 3136




3 - 

**Property Type:**
Divorce/Estate/Family Transfers
**Land Size:** 444 sqm approx

Agent Comments

**Indicative Selling Price**
$790,000 - $860,000
**Median House Price**
June quarter 2023: $1,087,000

## Comparable Properties



**13a Roymar Ct WONGA PARK 3115 (REI/VG)**

3 2 1

**Price:** $880,000
**Method:** Private Sale
**Date:** 18/07/2023
**Property Type:** House (Res)
**Land Size:** 448 sqm approx

Agent Comments



**3/60 Bonnie View Rd CROYDON NORTH 3136 (REI)**

3 2 2

**Price:** $875,000
**Method:** Private Sale
**Date:** 21/07/2023
**Property Type:** Unit
**Land Size:** 308 sqm approx

Agent Comments



**3/123 Lincoln Rd CROYDON 3136 (REI)**

3 2 3

**Price:** $870,000
**Method:** Private Sale
**Date:** 29/07/2023
**Property Type:** Townhouse (Single)
**Land Size:** 512 sqm approx

Agent Comments

**Account** - Hoskins | P: 98747677, 9722 9755

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