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	6 Northcott Avenue, Croydon Vic 3136

Indicative selling price

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

Range between $880,000 & $950,000

Median sale price

Median price $807,500 Property Type House Suburb Croydon

Period - From 01/10/2020 to 31/12/2020 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.

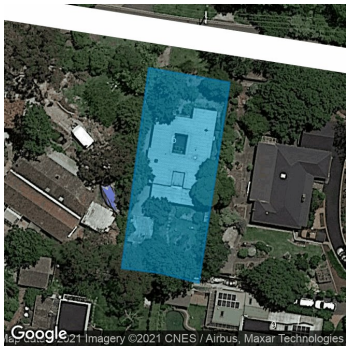
	Address of comparable property	Price	Date of sale
1	29 Toorak Av CROYDON 3136	$986,000	15/12/2020
2	2 Kylie Ct CROYDON 3136	$935,000	28/01/2021
3	8 Ernest Rd CROYDON 3136	$820,000	03/02/2021

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: 23/02/2021 17:23

6 Northcott Avenue, Croydon Vic 3136



5 -

Property Type: House
Land Size: 836.408 sqm approx

Agent Comments

Indicative Selling Price
$880,000 - $950,000
Median House Price
December quarter 2020: $807,500

Comparable Properties



29 Toorak Av CROYDON 3136 (REI/VG)

3 2 3

Price: $986,000
Method: Private Sale
Date: 15/12/2020
Property Type: House (Res)
Land Size: 1503 sqm approx

Agent Comments



2 Kylie Ct CROYDON 3136 (REI)

4 3 2

Price: $935,000
Method: Private Sale
Date: 28/01/2021
Property Type: House
Land Size: 614 sqm approx

Agent Comments



8 Ernest Rd CROYDON 3136 (REI)

4 2 1

Price: $820,000
Method: Private Sale
Date: 03/02/2021
Property Type: House
Land Size: 505 sqm approx

Agent Comments

Account - Hoskins | P: 98747677, 9722 9755

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.