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	10 Azalea Court, Croydon North Vic 3136

Indicative selling price

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

Range between $1,040,000 & $1,140,000

Median sale price

Median price $1,100,000 Property Type House Suburb Croydon North

Period - From 23/05/2021 to 22/05/2022 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	4 Lawson Ct CROYDON NORTH 3136	$1,250,000	20/12/2021
2	120 Nangathan Way CROYDON NORTH 3136	$1,240,000	19/03/2022
3	2 Thomas Lawford Pl CROYDON HILLS 3136	$1,120,000	10/12/2021

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: 23/05/2022 16:23

10 Azalea Court, Croydon North Vic 3136



4 2 1

Property Type: House
Land Size: 886 sqm approx

Agent Comments

Indicative Selling Price
$1,040,000 - $1,140,000
Median House Price
23/05/2021 - 22/05/2022: $1,100,000

Comparable Properties



4 Lawson Ct CROYDON NORTH 3136 (VG)

4 - -

Price: $1,250,000
Method: Sale
Date: 20/12/2021
Property Type: House (Res)
Land Size: 706 sqm approx

Agent Comments



120 Nangathan Way CROYDON NORTH 3136 (REI)

4 2 2

Price: $1,240,000
Method: Private Sale
Date: 19/03/2022
Property Type: House
Land Size: 722 sqm approx

Agent Comments



2 Thomas Lawford Pl CROYDON HILLS 3136 (REI/VG)

4 2 2

Price: $1,120,000
Method: Sold Before Auction
Date: 10/12/2021
Rooms: 6
Property Type: House (Res)
Land Size: 807 sqm approx

Agent Comments

Account - Hoskins | P: 98747677, 9722 9755

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