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	2 Durham Court, Croydon North Vic 3136

Indicative selling price

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

Range between $1,250,000 & $1,375,000

Median sale price

Median price $1,063,250 Property Type House Suburb Croydon North

Period - From 01/07/2021 to 30/09/2021 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	174 NANGATHAN Way CROYDON NORTH 3136	$1,314,500	01/11/2021
2	53 Nangathan Way CROYDON NORTH 3136	$1,305,000	22/08/2021
3	28 Regency Rise CHIRNSIDE PARK 3116	$1,242,315	30/07/2021

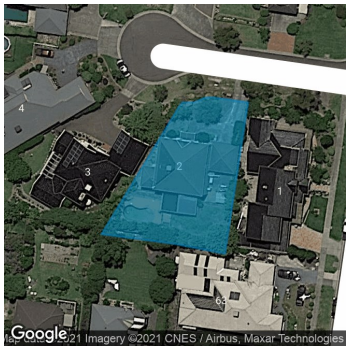
OR

~~**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: 15/11/2021 15:26

2 Durham Court, Croydon North Vic 3136

John Hoskins
9874 7677
0418 345 008
john@hoskins.com.au



4 2 2

Property Type: House
Land Size: 730 sqm approx

Agent Comments

Indicative Selling Price
$1,250,000 - $1,375,000
Median House Price
September quarter 2021: $1,063,250

Comparable Properties



174 NANGATHAN Way CROYDON NORTH 3136 (REI)

4 2 2

Price: $1,314,500
Method: Private Sale
Date: 01/11/2021
Property Type: House (Res)
Land Size: 643 sqm approx

Agent Comments



53 Nangathan Way CROYDON NORTH 3136 (REI/VG)

4 2 2

Price: $1,305,000
Method: Private Sale
Date: 22/08/2021
Property Type: House
Land Size: 678 sqm approx

Agent Comments



28 Regency Rise CHIRNSIDE PARK 3116 (REI/VG)

4 2 2

Price: $1,242,315
Method: Private Sale
Date: 30/07/2021
Property Type: House
Land Size: 732 sqm approx

Agent Comments

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