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 | 19 Panorama Drive, Croydon North Vic 3136 |

## Indicative selling price

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

Range between $850,000 & $935,000

## Median sale price

Median price $1,080,000 Property Type House Suburb Croydon North

Period - From 01/01/2024 to 31/12/2024 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 | 2 Neuparth Rd CROYDON NORTH 3136 | $972,500 | 28/10/2024 |
| 2 | 1/23 Bonnie View Rd CROYDON NORTH 3136 | $930,000 | 16/10/2024 |
| 3 | 64a Warrien Rd CROYDON NORTH 3136 | $860,000 | 16/10/2024 |

**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: 24/02/2025 10:41

# 19 Panorama Drive, Croydon North Vic 3136

Grant Lynch
9908 5700
0408110 011
grantlynch@jelliscraig.com.au



3 2 2

**Property Type:** House
**Land Size:** 373 sqm approx

Agent Comments

**Indicative Selling Price**
$850,000 - $935,000
**Median House Price**
Year ending December 2024: $1,080,000

## Comparable Properties



**2 Neuparth Rd CROYDON NORTH 3136 (REI/VG)**

3 2 2

**Price:** $972,500
**Method:** Private Sale
**Date:** 28/10/2024
**Property Type:** House (Res)
**Land Size:** 504 sqm approx

Agent Comments



**1/23 Bonnie View Rd CROYDON NORTH 3136 (REI/VG)**

3 2 2

**Price:** $930,000
**Method:** Private Sale
**Date:** 16/10/2024
**Property Type:** Townhouse (Res)
**Land Size:** 297 sqm approx

Agent Comments



**64a Warrien Rd CROYDON NORTH 3136 (REI/VG)**

3 2 2

**Price:** $860,000
**Method:** Private Sale
**Date:** 16/10/2024
**Property Type:** House
**Land Size:** 737 sqm approx

Agent Comments

**Account** - Jellis Craig | P: (03) 9908 5700

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