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: 9 Schoning Court, Croydon North Vic 3136

Indicative selling price

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

Range between: $900,000 & $990,000

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	14 Langdale Dr CROYDON HILLS 3136	$1,050,000	16/11/2021
2	27 Lyons Rd CROYDON NORTH 3136	$999,500	13/11/2021
3	103 Exeter Rd CROYDON NORTH 3136	$950,000	14/12/2021

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: 10/01/2022 17:32