

# 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 Mary Court, Croydon North Vic 3136

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,350,000 & \$1,450,000

### Median sale price

Median price \$1,150,000 Property Type House Suburb Croydon North

Period - From 01/01/2024 to 31/03/2024 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	8 Barnard Cr CROYDON NORTH 3136	\$1,430,000	16/01/2024
2	38 Rosemary Av CROYDON HILLS 3136	\$1,421,000	23/03/2024
3	18 Piedmont Ct CROYDON NORTH 3136	\$1,395,000	17/02/2024

**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:

25/06/2024 11:45



 4    2    3

**Rooms:** 7  
**Property Type:** House (Res)  
**Land Size:** 762 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$1,350,000 - \$1,450,000  
**Median House Price**  
March quarter 2024: \$1,150,000

## Comparable Properties



**8 Barnard Cr CROYDON NORTH 3136 (REI/VG)** [Agent Comments](#)

 5    2    2

**Price:** \$1,430,000  
**Method:** Private Sale  
**Date:** 16/01/2024  
**Property Type:** House (Res)  
**Land Size:** 705 sqm approx



**38 Rosemary Av CROYDON HILLS 3136 (REI/VG)** [Agent Comments](#)

 4    2    2

**Price:** \$1,421,000  
**Method:** Auction Sale  
**Date:** 23/03/2024  
**Property Type:** House (Res)  
**Land Size:** 863 sqm approx



**18 Piedmont Ct CROYDON NORTH 3136 (REI/VG)** [Agent Comments](#)

 4    2    3

**Price:** \$1,395,000  
**Method:** Auction Sale  
**Date:** 17/02/2024  
**Property Type:** House (Res)  
**Land Size:** 945 sqm approx

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