

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 Collins Grove, Croydon North Vic 3136

Indicative selling price

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

Range between \$770,000 & \$820,000

Median sale price

Median price \$1,065,500 Property Type House Suburb Croydon North

Period - From 01/04/2023 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	15 Collins Gr CROYDON NORTH 3136	\$831,000	15/06/2024
2	15 Mayfair Ct CHIRNSIDE PARK 3116	\$815,000	31/05/2024
3	55a Bellara Dr MOOROOLBARK 3138	\$765,000	29/05/2024

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:

02/07/2024 11:56

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Indicative Selling Price

\$770,000 - \$820,000

Median House Price

Year ending March 2024: \$1,065,500



Property Type: House (Previously

Occupied - Detached)

Land Size: 529 sqm approx

Agent Comments

Comparable Properties



15 Collins Gr CROYDON NORTH 3136 (REI)

Agent Comments



Price: \$831,000

Method: Auction Sale

Date: 15/06/2024

Property Type: House (Res)

Land Size: 863 sqm approx



15 Mayfair Ct CHIRNSIDE PARK 3116 (REI)

Agent Comments



Price: \$815,000

Method: Private Sale

Date: 31/05/2024

Property Type: House

Land Size: 436 sqm approx



55a Bellara Dr MOOROOLBARK 3138 (REI)

Agent Comments



Price: \$765,000

Method: Private Sale

Date: 29/05/2024

Property Type: House

Account - Hoskins | P: 03 9722 9755