

# 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

11 Chisholm 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 \$950,000 & \$1,040,000

### Median sale price

Median price \$962,000 Property Type House Suburb Croydon North

Period - From 01/01/2021 to 31/03/2021 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	161 Dorset Rd CROYDON 3136	\$1,050,000	24/03/2021
2	2 Chisholm Ct CROYDON NORTH 3136	\$995,000	13/03/2021
3	8 Scenic Ct CROYDON NORTH 3136	\$1,032,000	13/02/2021

**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:

07/07/2021 09:34



4   2   2

**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 840 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$950,000 - \$1,040,000  
**Median House Price**  
March quarter 2021: \$962,000

## Comparable Properties



161 Dorset Rd CROYDON 3136 (REI/VG)

Agent Comments

4   2   2

**Price:** \$1,050,000  
**Method:** Private Sale  
**Date:** 24/03/2021  
**Property Type:** House  
**Land Size:** 840 sqm approx



2 Chisholm Ct CROYDON NORTH 3136 (REI)

Agent Comments

4   2   3

**Price:** \$995,000  
**Method:** Auction Sale  
**Date:** 13/03/2021  
**Property Type:** House  
**Land Size:** 1014 sqm approx



8 Scenic Ct CROYDON NORTH 3136 (REI/VG)

Agent Comments

4   2   2

**Price:** \$1,032,000  
**Method:** Private Sale  
**Date:** 13/02/2021  
**Property Type:** House  
**Land Size:** 674 sqm approx