

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

5 Hazelview Pocket, Croydon North Vic 3136

Indicative selling price

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

Range between \$1,180,000 & \$1,290,000

Median sale price

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

Period - From 22/03/2023 to 21/03/2024 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	12 French St CROYDON 3136	\$1,270,000	13/12/2023
2	3 Patterdale Ct CROYDON HILLS 3136	\$1,200,000	29/02/2024
3	6 Kingsbridge Ct CROYDON HILLS 3136	\$1,200,000	01/12/2023

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:

22/03/2024 11:42



 4  2  3

Property Type: House
Land Size: 676 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,180,000 - \$1,290,000
Median House Price
 22/03/2023 - 21/03/2024: \$1,065,500

Comparable Properties



12 French St CROYDON 3136 (REI)

Agent Comments

 4  2  2

Price: \$1,270,000
Method: Private Sale
Date: 13/12/2023
Property Type: House
Land Size: 769 sqm approx



3 Patterdale Ct CROYDON HILLS 3136 (REI)

Agent Comments

 4  2  4

Price: \$1,200,000
Method: Private Sale
Date: 29/02/2024
Property Type: House
Land Size: 836 sqm approx



6 Kingsbridge Ct CROYDON HILLS 3136 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,200,000
Method: Private Sale
Date: 01/12/2023
Property Type: House
Land Size: 844 sqm approx

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