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	10 Bronte Court, Croydon North Vic 3136
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,580,000	&	\$1,680,000
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Median sale price

Median price	\$1,080,000	Pro	perty Type	House		Suburb	Croydon North
Period - From	01/01/2024	to	31/12/2024		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

Add	Address of comparable property		Date of sale
1	5 Bemm Ct CROYDON HILLS 3136	\$1,641,000	06/02/2025
2	8 Rowland Ct WONGA PARK 3115	\$1,555,000	19/11/2024
3	26 Merrill Cr WARRANWOOD 3134	\$1,665,000	22/10/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	13/03/2025 09:18





Brent Peters 9722 9755 0412 855 810 teampeters@hoskins.com.au

\$1,580,000 - \$1,680,000 **Median House Price** Year ending December 2024: \$1,080,000

Indicative Selling Price



Agent Comments



Comparable Properties

5 Bemm Ct CROYDON HILLS 3136 (REI)

Agent Comments



Price: \$1,641,000 Method: Private Sale Date: 06/02/2025 Property Type: House

Land Size: 781 sqm approx

8 Rowland Ct WONGA PARK 3115 (REI)





Agent Comments

Agent Comments

Price: \$1,555,000 Method: Private Sale Date: 19/11/2024

Property Type: House (Res) Land Size: 1107 sqm approx



26 Merrill Cr WARRANWOOD 3134 (REI/VG)



Price: \$1,665,000 Method: Private Sale Date: 22/10/2024 Property Type: House Land Size: 2031 sqm approx

Account - Hoskins | P: 03 9722 9755





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