

#### 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	4 Drysdale Court, Croydon Hills Vic 3136
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$980,000 & \$1,050,00
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#### Median sale price

Median price	\$880,000	Hou	ıse X	Unit		\$	Suburb	Croydon Hills
Period - From	01/01/2017	to	31/12/2017		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 7 Silver Birch CI CROYDON NORTH 3136 \$1,100,000 05/11/2017 2 33 Rosemary Av CROYDON HILLS 3136 \$1,076,000 12/10/2017 3 11 Aumann Ct CROYDON NORTH 3136 \$1,017,000 04/01/2018

#### 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.

**Account** - Hoskins | P: 98747677, 9722 9755





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Property Type: House (Previously

Occupied - Detached) Land Size: 551 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$980,000 - \$1,050,000 **Median House Price** 

Year ending December 2017: \$880,000

### Comparable Properties



7 Silver Birch CI CROYDON NORTH 3136 (REI/VG)







Price: \$1,100,000 Method: Private Sale Date: 05/11/2017

Rooms: 8

Property Type: House (Res) Land Size: 704 sqm approx

**Agent Comments** 



33 Rosemary Av CROYDON HILLS 3136

(REI/VG)

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**Agent Comments** 

Price: \$1,076,000

Method: Sold Before Auction

Date: 12/10/2017

Rooms: 7

Property Type: House (Res) Land Size: 850 sqm approx

11 Aumann Ct CROYDON NORTH 3136 (REI)







**Agent Comments** 

Price: \$1,017,000 Method: Private Sale Date: 04/01/2018

Rooms: 6

Property Type: House (Res) Land Size: 885 sqm approx

Account - Hoskins | P: 98747677, 9722 9755





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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