

## 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

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between  &

#### Median sale price

Median price  House  Unit  Suburb   
 Period - From  to  Source

#### 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	3 Woolmer Ct CROYDON HILLS 3136	\$882,000	02/05/2017
2	68 Croydon Hills Dr CROYDON HILLS 3136	\$850,000	27/03/2017
3	47 ROSEMARY Av CROYDON HILLS 3136	\$835,500	27/05/2017

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.

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



**Rooms:**  
**Property Type:** House  
**Land Size:** 898.825 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$800,000 - \$880,000  
**Median House Price**  
Year ending June 2017: \$824,370

## Comparable Properties



**3 Woolmer Ct CROYDON HILLS 3136 (REI)**

Agent Comments



**Price:** \$882,000  
**Method:** Private Sale  
**Date:** 02/05/2017  
**Rooms:** 7  
**Property Type:** House (Res)



**68 Croydon Hills Dr CROYDON HILLS 3136 (REI/VG)**

Agent Comments



**Price:** \$850,000  
**Method:** Private Sale  
**Date:** 27/03/2017  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 738 sqm approx



**47 ROSEMARY Av CROYDON HILLS 3136 (REI)**

Agent Comments



**Price:** \$835,500  
**Method:** Auction Sale  
**Date:** 27/05/2017  
**Rooms:** 8  
**Property Type:** House (Res)  
**Land Size:** 891 sqm approx