

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

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 | 5 Tavistock Court, Croydon Hills Vic 3136 |
|----------------------|---|
| including suburb and | |
| postcode | |
| | |
| | |
| | |

Indicative selling price

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

| | 4000000 | | 4000 000 |
|---------------|-----------|---|-----------|
| Range between | \$800,000 | & | \$880,000 |
| | | l | i . |

Median sale price

| Median price | \$824,370 | Hou | ise X | Unit | | Suburb | Croydon Hills |
|---------------|------------|-----|------------|------|--------|--------|---------------|
| Period - From | 01/07/2016 | to | 30/06/2017 | | 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 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.

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





Rooms:

Property Type: House

Land Size: 898.825 sqm approx

Agent Comments

Comparable Properties



3 Woolmer Ct CROYDON HILLS 3136 (REI)

4





Price: \$882,000 **Method:** Private Sale **Date:** 02/05/2017

Rooms: 7

Property Type: House (Res)

Agent Comments



68 Croydon Hills Dr CROYDON HILLS 3136

(REI/VG)





Price: \$850,000 Method: Private Sale Date: 27/03/2017

Rooms: 6

Property Type: House (Res) **Land Size:** 738 sqm approx

Agent Comments



47 ROSEMARY AV CROYDON HILLS 3136

(REI)



Price: \$835,500 Method: Auction Sale Date: 27/05/2017

Rooms: 8

Property Type: House (Res) **Land Size:** 891 sqm approx

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Agent Comments

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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