



 3  2  2

Rooms:
Property Type: House (Res)
Land Size: 650 sqm approx
Agent Comments

Indicative Selling Price
\$770,000 - \$830,000
Median House Price
Year ending June 2017: \$824,370

Comparable Properties



47 ROSEMARY Av CROYDON HILLS 3136 (REI)

Agent Comments

 4  2  2

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



20 Patterdale Ct CROYDON HILLS 3136 (REI)

Agent Comments

 3  2  2

Price: \$833,000
Method: Private Sale
Date: 16/05/2017
Rooms: 5
Property Type: House (Res)
Land Size: 639 sqm approx



17 Lemongrove Cr CROYDON HILLS 3136 (REI)

Agent Comments

 3  1  1

Price: \$800,800
Method: Private Sale
Date: 07/06/2017
Rooms: 4
Property Type: House (Res)
Land Size: 758 sqm approx

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 17 Eskdale Drive, Croydon Hills Vic 3136

Indicative selling price

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

Range between \$770,000 & \$830,000

Median sale price

Median price \$824,370 House X Suburb Croydon Hills
Period - From 01/07/2016 to 30/06/2017 Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
47 ROSEMARY Av CROYDON HILLS 3136	\$835,500	27/05/2017
20 Patterdale Ct CROYDON HILLS 3136	\$833,000	16/05/2017
17 Lemongrove Cr CROYDON HILLS 3136	\$800,800	07/06/2017