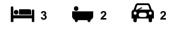


Angelique Rita 0421319516 angelique@hoskins.com.au





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)



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



20 Patterdale Ct CROYDON HILLS 3136 (REI) Agent Comments

1 - 1 3 **1 - 1** 2 **1 - 1** 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

Agent Comments

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

Land Size: 758 sqm approx

(REI) 3

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REIV 🗧 propertydata

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.



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

Range between\$770,000&\$830,000Median sale priceMedian price\$824,370HouseXSuburbPeriod - From01/07/2016to30/06/2017SourceREIV

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

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