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	8 Tarmaroo Court Croydon Hills VIC 3136

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$1,040,000	&	$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$980,000	Property type	House	Suburb	Croydon Hills
Period-from	01 Oct 2020	to	30 Sep 2021	Source	Corelogic

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 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
1 Oxford Close Croydon Hills VIC 3136	$1,060,000	02-Oct-21
128 Croydon Hills Drive Croydon Hills VIC 3136	$1,075,000	28-Sep-21
32 Nangathan Way Croydon North VIC 3136	$1,070,000	26-Jul-21

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 6 months.~~

This Statement of Information was prepared on: 21 October 2021

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1 Oxford Close Croydon Hills VIC 3136

4 2 2

Sold Price **$1,060,000** Sold Date **02-Oct-21**

Distance **0.75km**



128 Croydon Hills Drive Croydon Hills VIC 3136

3 2 2

Sold Price RS **$1,075,000** UN Sold Date **28-Sep-21**

Distance **0.96km**



32 Nangathan Way Croydon North VIC 3136

4 2 3

Sold Price **$1,070,000** Sold Date **26-Jul-21**

Distance **1.89km**

RS = Recent sale **UN** = Undisclosed Sale

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