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	6 Cambridge Close 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	$1,100,000	&	$1,180,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$997,499	Property type	House	Suburb	Croydon Hills
Period-from	01 Dec 2020	to	30 Nov 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
8 Tarmaroo Court Croydon Hills VIC 3136	$1,175,000	06-Nov-21
5 Henry Smith Place Croydon Hills VIC 3136	$1,185,000	19-Oct-21
61 Waterview Court Croydon Hills VIC 3136	$1,150,000	19-Nov-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: 07 December 2021

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8 Tarmaroo Court Croydon Hills VIC 3136

4 3 2

Sold Price RS **$1,175,000** Sold Date **06-Nov-21**

Distance **0.77km**



5 Henry Smith Place Croydon Hills VIC 3136

4 2 3

Sold Price RS **$1,185,000** Sold Date **19-Oct-21**

Distance **0.92km**



61 Waterview Court Croydon Hills VIC 3136

4 2 1

Sold Price RS **$1,150,000** Sold Date **19-Nov-21**

Distance **1.5km**

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

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