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	14 Henry Smith Place 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	$1,200,000	&	$1,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$925,000	Property type	House	Suburb	Croydon Hills
Period-from	01 Jun 2020	to	31 May 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
14 Grose Court Croydon Hills VIC 3136	$1,210,000	08-May-21
9 Goulburn Court Croydon Hills VIC 3136	$1,270,000	24-Apr-21
3 Lewis Spencer Place Croydon Hills VIC 3136	$1,200,000	20-Apr-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: 30 June 2021

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14 Grose Court Croydon Hills VIC 3136

4 2 2

Sold Price **$1,210,000** Sold Date **08-May-21**

Distance **0.86km**



9 Goulburn Court Croydon Hills VIC 3136

4 2 2

Sold Price RS **$1,270,000** Sold Date **24-Apr-21**

Distance **0.8km**



3 Lewis Spencer Place Croydon Hills VIC 3136

4 2 4

Sold Price **$1,200,000** Sold Date **20-Apr-21**

Distance **0.06km**

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

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