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	5 Tanya Court, Croydon Hills Vic 3136

Indicative selling price

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

Range between $965,000 & $1,060,000

Median sale price

Median price $1,125,000 Property Type House Suburb Croydon Hills

Period - From 01/10/2022 to 31/12/2022 Source REIV

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 six 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	67 Yarra Rd CROYDON HILLS 3136	$1,085,000	27/01/2023
2	56 Settlers Hill Cr CROYDON HILLS 3136	$1,062,100	05/02/2023
3	12 James Milne Dr CROYDON NORTH 3136	$950,000	02/11/2022

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 six months.~~

This Statement of Information was prepared on: 24/02/2023 18:38

5 Tanya Court, Croydon Hills Vic 3136



4 2 2

Rooms: 6
Property Type: House
Land Size: 693 sqm approx

Agent Comments

Indicative Selling Price
$965,000 - $1,060,000
Median House Price
December quarter 2022: $1,125,000

Comparable Properties



67 Yarra Rd CROYDON HILLS 3136 (REI)

4 2 2

Price: $1,085,000
Method: Private Sale
Date: 27/01/2023
Property Type: House
Land Size: 650 sqm approx

Agent Comments



56 Settlers Hill Cr CROYDON HILLS 3136 (REI)

4 2 2

Price: $1,062,100
Method: Private Sale
Date: 05/02/2023
Property Type: House (Res)
Land Size: 711 sqm approx

Agent Comments



12 James Milne Dr CROYDON NORTH 3136 (REI/VG)

4 2 2

Price: $950,000
Method: Private Sale
Date: 02/11/2022
Property Type: House
Land Size: 698 sqm approx

Agent Comments

Account - Hoskins | P: 98747677, 9722 9755

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