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	105 Narr-Maen Drive, Croydon Hills Vic 3136

Indicative selling price

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

Range between $1,050,000 & $1,150,000

Median sale price

Median price $1,145,000 Property Type House Suburb Croydon Hills

Period - From 01/10/2022 to 30/09/2023 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	48 Bemboka Rd CROYDON HILLS 3136	$1,180,000	14/10/2023
2	48 Crossman Dr CROYDON HILLS 3136	$1,130,000	01/08/2023
3	33 Angelica Cr CROYDON HILLS 3136	$1,022,500	21/06/2023

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: 15/10/2023 19:54

105 Narr-Maen Drive, Croydon Hills Vic 3136

Brent Peters
9722 9755
0412 855 810
brent@hoskins.com.au



4 2 2

Property Type: House
Land Size: 709 sqm approx

Agent Comments

Indicative Selling Price
$1,050,000 - $1,150,000
Median House Price
Year ending September 2023: $1,145,000

Comparable Properties



48 Bemboka Rd CROYDON HILLS 3136 (REI)

4 2 2

Price: $1,180,000
Method: Sold After Auction
Date: 14/10/2023
Property Type: House (Res)
Land Size: 711 sqm approx

Agent Comments



48 Crossman Dr CROYDON HILLS 3136 (REI)

4 2 2

Price: $1,130,000
Method: Private Sale
Date: 01/08/2023
Property Type: House (Res)
Land Size: 763 sqm approx

Agent Comments



33 Angelica Cr CROYDON HILLS 3136 (REI/VG)

4 2 2

Price: $1,022,500
Method: Auction Sale
Date: 21/06/2023
Property Type: House (Res)
Land Size: 662 sqm approx

Agent Comments

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