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	9 Drysdale Court, Croydon Hills Vic 3136

Indicative selling price

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

Range between $1,600,000 & $1,700,000

Median sale price

Median price $1,217,500 Property Type House Suburb Croydon Hills

Period - From 01/10/2023 to 31/12/2023 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	7 Drysdale Ct CROYDON HILLS 3136	$1,735,000	18/09/2023
2	5 Wonuka Ct CROYDON HILLS 3136	$1,573,000	12/12/2023
3	6 Golden Ash Wlk CROYDON NORTH 3136	$1,525,000	25/01/2024

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: 05/02/2024 14:45

9 Drysdale Court, Croydon Hills Vic 3136

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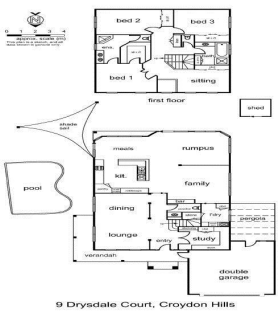

9 Drysdale Court, Croydon Hills

4 3

Rooms: 9
Property Type: House (Res)
Land Size: 595.239 sqm approx

Agent Comments

Indicative Selling Price
$1,600,000 - $1,700,000
Median House Price
December quarter 2023: $1,217,500

Comparable Properties



7 Drysdale Ct CROYDON HILLS 3136 (REI/VG)

4 2 2

Price: $1,735,000
Method: Private Sale
Date: 18/09/2023
Property Type: House (Res)
Land Size: 568 sqm approx

Agent Comments



5 Wonuka Ct CROYDON HILLS 3136 (REI)

4 2 2

Price: $1,573,000
Method: Private Sale
Date: 12/12/2023
Property Type: House (Res)
Land Size: 596 sqm approx

Agent Comments



6 Golden Ash Wlk CROYDON NORTH 3136 (REI)

5 3 2

Price: $1,525,000
Method: Private Sale
Date: 25/01/2024
Property Type: House (Res)
Land Size: 755 sqm approx

Agent Comments

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