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	16 County Terrace, Croydon Hills Vic 3136

Indicative selling price

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

Range between $1,430,000 & $1,570,000

Median sale price

Median price $1,235,000 Property Type House Suburb Croydon Hills

Period - From 05/06/2023 to 04/06/2024 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	2 Daniel Ct WARRANWOOD 3134	$1,541,000	25/03/2024
2	54 Bemboka Rd CROYDON HILLS 3136	$1,510,000	26/04/2024
3	38 Rosemary Av CROYDON HILLS 3136	$1,421,000	23/03/2024

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: 05/06/2024 09:47

16 County Terrace, Croydon Hills Vic 3136



5 3 2

Property Type: House
Land Size: 528 sqm approx

Agent Comments

Indicative Selling Price
$1,430,000 - $1,570,000
Median House Price
05/06/2023 - 04/06/2024: $1,235,000

Comparable Properties



2 Daniel Ct WARRANWOOD 3134 (REI)

5 3 3

Price: $1,541,000
Method: Private Sale
Date: 25/03/2024
Property Type: House (Res)
Land Size: 671 sqm approx

Agent Comments



54 Bemboka Rd CROYDON HILLS 3136 (REI)

4 2 3

Price: $1,510,000
Method: Private Sale
Date: 26/04/2024
Property Type: House (Res)
Land Size: 708 sqm approx

Agent Comments



38 Rosemary Av CROYDON HILLS 3136 (REI/VG)

4 2 2

Price: $1,421,000
Method: Auction Sale
Date: 23/03/2024
Property Type: House (Res)
Land Size: 863 sqm approx

Agent Comments

Account - Hoskins | P: 03 9722 9755

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