3 Red Cherry Walk, Croydon Hills Vic 3136

Brent Peters
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4 2 2

Rooms:
Property Type: House (Previously Occupied - Detached)
Land Size: 958 sqm approx

Agent Comments

Indicative Selling Price
$860,000 - $930,000
Median House Price
Year ending March 2017: $786,000

Comparable Properties



61 Settlers Hill Cr CROYDON HILLS 3136 (REI/VG)

4 2 2

Price: $910,000
Method: Sold Before Auction
Date: 10/02/2017
Rooms: 5
Property Type: House (Res)
Land Size: 869 sqm approx

Agent Comments



8 Wildberry Cl CROYDON HILLS 3136 (REI)

4 2 2

Price: $905,000
Method: Auction Sale
Date: 27/05/2017
Rooms: 7
Property Type: House (Res)

Agent Comments



22 River Gum Dr CROYDON NORTH 3136 (REI)

3 2 2

Price: $868,000
Method: Sold Before Auction
Date: 26/04/2017
Rooms: 5
Property Type: House (Res)
Land Size: 682 sqm approx

Agent Comments

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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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	3 Red Cherry Walk, Croydon Hills Vic 3136

Indicative selling price

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

Range between	$860,000	&	$930,000

Median sale price

Median price	$786,000	House	X	Suburb	Croydon Hills
Period - From	01/04/2016	to	31/03/2017	Source	REIV

Comparable property sales

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
61 Settlers Hill Cr CROYDON HILLS 3136	$910,000	10/02/2017
8 Wildberry Cl CROYDON HILLS 3136	$905,000	27/05/2017
22 River Gum Dr CROYDON NORTH 3136	$868,000	26/04/2017

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