Donvale
67 Mitcham Road
Donvale VIC 3111
Telephone 03 9874 7677
Facsimile 03 9874 6292

Croydon
142 Maroondah Highway
Croydon VIC 3136
Telephone 03 9722 9755
Facsimile 03 9723 1755

Email info@hoskins.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb and postcode	20 Patterdale Court Croydon Hills Vic 3136

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Range between $685,000 & $750,000

Median sale price

Median price	$750,000	*House	X	Suburb	CROYDON HILLS VIC 3136
Period - From	January 2017	to	March 2017	Source	REIV

Comparable property sales

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) 58 Langdale Drive Croydon Hills	$732,500	18/02/2017
2) 3 Bowness Court Croydon Hills	$730,000	05/12/2016
3) 2 Marloo Court Croydon Hills	$695,000	23/12/2017