Vin McHugh
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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: 13 Crossman Drive, Croydon Hills Vic 3136

## Indicative selling price

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

Range between $790,000 & $865,000

## Median sale price

Median price $824,370 House X ~~Unit~~ Suburb Croydon Hills

Period - From 01/07/2016 to 30/06/2017 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 | 3 Tarwin Dr CROYDON HILLS 3136 | $850,000 | 12/09/2017 |
| 2 | 20 Patterdale Ct CROYDON HILLS 3136 | $833,000 | 16/05/2017 |
| 3 | 4 Merrill Cr CROYDON HILLS 3136 | $790,000 | 02/09/2017 |

**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.~~



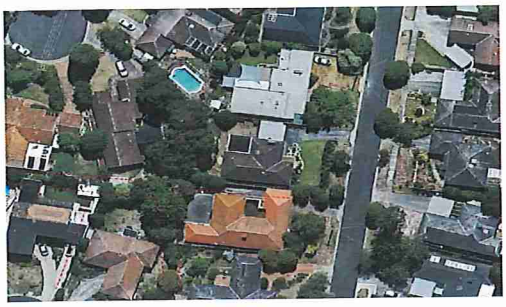
REIV propertydata .com.au

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.

# 13 Crossman Drive, Croydon Hills Vic 3136

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**Indicative Selling Price**
$790,000 - $865,000
**Median House Price**
Year ending June 2017: $824,370



3 2 2

**Rooms:**
**Property Type:** House
**Land Size:** 700 sqm approx

Agent Comments

## Comparable Properties



**3 Tarwin Dr CROYDON HILLS 3136 (REI)**

3 1 2

**Price:** $850,000
**Method:** Private Sale
**Date:** 12/09/2017
**Rooms:** 5
**Property Type:** House
**Land Size:** 696 sqm approx

Agent Comments



**20 Patterdale Ct CROYDON HILLS 3136 (REI/VG)**

3 2 2

**Price:** $833,000
**Method:** Private Sale
**Date:** 16/05/2017
**Rooms:** 5
**Property Type:** House (Res)
**Land Size:** 639 sqm approx

Agent Comments



**4 Merrill Cr CROYDON HILLS 3136 (REI)**

3 2 2

**Price:** $790,000
**Method:** Auction Sale
**Date:** 02/09/2017
**Rooms:** 8
**Property Type:** House (Res)
**Land Size:** 659 sqm approx

Agent Comments



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