Brent Peters
9722 9755
0412 855 810
brent@hoskins.com.au

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	120 Croydon Hills Drive, Croydon Hills Vic 3136

Indicative selling price

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

Range between	$790,000	&	$850,000

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	68 Croydon Hills Dr CROYDON HILLS 3136	$850,000	27/03/2017
2	47 ROSEMARY Av CROYDON HILLS 3136	$835,500	27/05/2017
3	58 Campaspe Dr CROYDON HILLS 3136	$817,000	31/05/2017

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.~~

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.

120 Croydon Hills Drive, Croydon Hills Vic 3136

Brent Peters
9722 9755
0412 855 810
brent@hoskins.com.au



4 2 2

Rooms:
Property Type: House (Previously Occupied - Detached)
Land Size: 681 sqm approx

Agent Comments

Indicative Selling Price
$790,000 - $850,000
Median House Price
Year ending June 2017: $824,370

Comparable Properties



68 Croydon Hills Dr CROYDON HILLS 3136 (REI/VG)

4 2 2

Price: $850,000
Method: Private Sale
Date: 27/03/2017
Rooms: 6
Property Type: House (Res)
Land Size: 738 sqm approx

Agent Comments



47 ROSEMARY Av CROYDON HILLS 3136 (REI)

4 2 2

Price: $835,500
Method: Auction Sale
Date: 27/05/2017
Rooms: 8
Property Type: House (Res)
Land Size: 891 sqm approx

Agent Comments



58 Campaspe Dr CROYDON HILLS 3136 (REI)

4 2 2

Price: $817,000
Method: Private Sale
Date: 31/05/2017
Rooms: 12
Property Type: House (Res)
Land Size: 665 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.