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	84 Campaspe Drive, Croydon Hills Vic 3136

Indicative selling price

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

Range between $1,200,000 & $1,300,000

Median sale price

Median price $1,103,000 Property Type House Suburb Croydon Hills

Period - From 01/07/2021 to 30/09/2021 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	4 Clement Cr CROYDON 3136	$1,306,000	17/07/2021
2	2 Edwina Ct CROYDON HILLS 3136	$1,251,000	09/10/2021
3	89 Campaspe Dr CROYDON HILLS 3136	$1,250,888	07/07/2021

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: 20/10/2021 17:16

84 Campaspe Drive, Croydon Hills Vic 3136

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



3 -

Property Type: House (Previously Occupied - Detached)
Land Size: 679 sqm approx

Agent Comments

Indicative Selling Price
$1,200,000 - $1,300,000
Median House Price
September quarter 2021: $1,103,000

Comparable Properties



4 Clement Cr CROYDON 3136 (REI/VG)

3 2 2

Price: $1,306,000
Method: Auction Sale
Date: 17/07/2021
Property Type: House
Land Size: 637 sqm approx

Agent Comments



2 Edwina Ct CROYDON HILLS 3136 (REI)

4 2 2

Price: $1,251,000
Method: Private Sale
Date: 09/10/2021
Property Type: House
Land Size: 816 sqm approx

Agent Comments



89 Campaspe Dr CROYDON HILLS 3136 (REI/VG)

4 2 2

Price: $1,250,888
Method: Private Sale
Date: 07/07/2021
Property Type: House (Res)
Land Size: 656 sqm approx

Agent Comments

Account - Hoskins | P: 98747677, 9722 9755

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