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	16 Latrobe Court, Croydon Hills Vic 3136

Indicative selling price

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

Range between $880,000 & $950,000

Median sale price

Median price $1,110,000 Property Type House Suburb Croydon Hills

Period - From 01/10/2021 to 30/09/2022 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	10 Hanwell Ct CROYDON NORTH 3136	$950,000	24/09/2022
2	37a Sevenoaks Av CROYDON 3136	$927,000	11/10/2022
3	8 Briarwood Ct CROYDON 3136	$880,000	07/06/2022

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: 31/10/2022 16:21

16 Latrobe Court, Croydon Hills Vic 3136

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



3 2 2

Property Type: House
Land Size: 450 sqm approx

Agent Comments

Indicative Selling Price
$880,000 - $950,000
Median House Price
Year ending September 2022: $1,110,000

Comparable Properties



10 Hanwell Ct CROYDON NORTH 3136 (REI)

3 2 2

Price: $950,000
Method: Private Sale
Date: 24/09/2022
Property Type: House
Land Size: 759 sqm approx

Agent Comments



37a Sevenoaks Av CROYDON 3136 (REI)

3 2 2

Price: $927,000
Method: Private Sale
Date: 11/10/2022
Property Type: Unit
Land Size: 411 sqm approx

Agent Comments



8 Briarwood Ct CROYDON 3136 (REI/VG)

3 2 2

Price: $880,000
Method: Sold Before Auction
Date: 07/06/2022
Property Type: House (Res)
Land Size: 524 sqm approx

Agent Comments

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