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	4 Croydon Hills Drive, Croydon Hills Vic 3136

Indicative selling price

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

Range between $845,000 & $895,000

Median sale price

Median price $1,106,500 Property Type House Suburb Croydon Hills

Period - From 22/02/2021 to 21/02/2022 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.

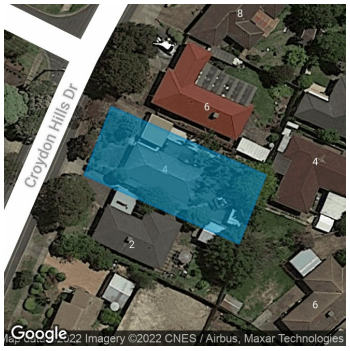
	Address of comparable property	Price	Date of sale
1	65 Langdale Dr CROYDON HILLS 3136	$958,000	03/12/2021
2	17 Langdale Dr CROYDON HILLS 3136	$950,000	19/02/2022
3	68 Langdale Dr CROYDON HILLS 3136	$880,000	08/11/2021

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: 22/02/2022 15:40

4 Croydon Hills Drive, Croydon Hills Vic 3136



3 -

Property Type: House (Res)
Land Size: 647 sqm approx

Agent Comments

Indicative Selling Price
$845,000 - $895,000
Median House Price
22/02/2021 - 21/02/2022: $1,106,500

Comparable Properties



65 Langdale Dr CROYDON HILLS 3136 (REI/VG)

3 2 1

Price: $958,000
Method: Private Sale
Date: 03/12/2021
Property Type: House
Land Size: 647 sqm approx

Agent Comments



17 Langdale Dr CROYDON HILLS 3136 (REI)

3 2 1

Price: $950,000
Method: Auction Sale
Date: 19/02/2022
Property Type: House (Res)
Land Size: 647 sqm approx

Agent Comments



68 Langdale Dr CROYDON HILLS 3136 (REI/VG)

3 1 2

Price: $880,000
Method: Private Sale
Date: 08/11/2021
Property Type: House (Res)
Land Size: 697 sqm approx

Agent Comments

Account - Hoskins | P: 98747677, 9722 9755

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