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<br>Including suburb and postcode | 59 Settlers Hill Crescent, Croydon Hills Vic 3136 |

## Indicative selling price

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

Range between $1,100,000 & $1,200,000

## Median sale price

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

Period - From 01/07/2021 to 30/06/2022 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 | 31 Settlers Hill Cr CROYDON HILLS 3136 | $1,190,000 | 05/05/2022 |
| 2 | 16 Langdale Dr CROYDON HILLS 3136 | $1,140,000 | 12/04/2022 |
| 3 | 43 Croydon Hills Dr CROYDON HILLS 3136 | $1,025,000 | 23/06/2022 |

**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: 08/08/2022 20:47

# 59 Settlers Hill Crescent, Croydon Hills Vic 3136

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




3 - 

**Property Type:** House (Previously Occupied - Detached)
**Land Size:** 805 sqm approx

Agent Comments

**Indicative Selling Price**
$1,100,000 - $1,200,000
**Median House Price**
Year ending June 2022: $1,110,000

## Comparable Properties



**31 Settlers Hill Cr CROYDON HILLS 3136 (REI/VG)**

3 2 2

**Price:** $1,190,000
**Method:** Private Sale
**Date:** 05/05/2022
**Property Type:** House
**Land Size:** 799 sqm approx

Agent Comments




**16 Langdale Dr CROYDON HILLS 3136 (REI/VG)**

4 2 2

**Price:** $1,140,000
**Method:** Private Sale
**Date:** 12/04/2022
**Property Type:** House
**Land Size:** 680 sqm approx

Agent Comments



**43 Croydon Hills Dr CROYDON HILLS 3136 (REI)**

4 2 2

**Price:** $1,025,000
**Method:** Private Sale
**Date:** 23/06/2022
**Property Type:** House
**Land Size:** 701 sqm approx

Agent Comments

**Account** - Hoskins | P: 98747677, 9722 9755

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