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	8 Drysdale Court, Croydon Hills Vic 3136

Indicative selling price

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

Range between $1,280,000 & $1,400,000

Median sale price

Median price $1,190,000 Property Type House Suburb Croydon Hills

Period - From 01/04/2023 to 30/06/2023 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	28 Nangathan Way CROYDON NORTH 3136	$1,388,000	04/08/2023
2	56 Strathfield Pde CROYDON 3136	$1,364,000	29/07/2023
3	6 Bemm Ct CROYDON HILLS 3136	$1,324,000	04/10/2023

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: 04/10/2023 15:31

8 Drysdale Court, Croydon Hills Vic 3136



3 -

Property Type: House (Res)
Land Size: 569 sqm approx

Agent Comments

Indicative Selling Price
$1,280,000 - $1,400,000
Median House Price
June quarter 2023: $1,190,000

Comparable Properties



28 Nangathan Way CROYDON NORTH 3136 (REI)

5 2 2

Price: $1,388,000
Method: Expression of Interest
Date: 04/08/2023
Property Type: House (Res)
Land Size: 675 sqm approx

Agent Comments



56 Strathfield Pde CROYDON 3136 (REI)

4 2 2

Price: $1,364,000
Method: Auction Sale
Date: 29/07/2023
Property Type: House (Res)
Land Size: 686 sqm approx

Agent Comments



6 Bemm Ct CROYDON HILLS 3136 (REI)

4 2 2

Price: $1,324,000
Method: Private Sale
Date: 04/10/2023
Property Type: House
Land Size: 643 sqm approx

Agent Comments

Account - Hoskins | P: 98747677, 9722 9755

REIV THE DIFFERENCE | propertydata.com.au

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