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: 32 Tarwin Drive, Croydon Hills Vic 3136

Indicative selling price

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

Range between: $720,000 & $790,000

Median sale price

Median price: $1,010,000 Property Type: House Suburb: Croydon Hills

Period - From: 01/01/2021 to: 31/03/2021 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	48 Alice St CROYDON NORTH 3136	$780,000	07/05/2021
2	50 Alice St CROYDON NORTH 3136	$772,500	10/12/2020
3			

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: 08/06/2021 13:50

32 Tarwin Drive, Croydon Hills Vic 3136

Peter Moulden
9874 7677
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peter@hoskins.com.au



3 1 1

Property Type: Land
Land Size: 638 sqm approx

Agent Comments

Indicative Selling Price
$720,000 - $790,000
Median House Price
March quarter 2021: $1,010,000

Comparable Properties



48 Alice St CROYDON NORTH 3136 (REI)

3 1 1

Price: $780,000
Method: Private Sale
Date: 07/05/2021
Rooms: 6
Property Type: House (Res)
Land Size: 712 sqm approx

Agent Comments



50 Alice St CROYDON NORTH 3136 (REI/VG)

3 1 1

Price: $772,500
Method: Private Sale
Date: 10/12/2020
Property Type: House
Land Size: 713 sqm approx

Agent Comments

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.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.