

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

21 Tarwin Drive, Croydon Hills Vic 3136

Indicative selling price

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

Range between \$950,000

&

\$1,045,000

Median sale price

Median price \$1,103,000

Property Type House

Suburb Croydon Hills

Period - From 09/03/2021

to

08/03/2022

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	109 Yarra Rd CROYDON HILLS 3136	\$1,030,000	13/10/2021
2	9 Schoning Ct CROYDON NORTH 3136	\$1,015,000	18/02/2022
3	3 Handscombe Ct CROYDON HILLS 3136	\$985,000	02/02/2022

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:

09/03/2022 11:44

21 Tarwin Drive, Croydon Hills Vic 3136



Michelle Zachariah

9874 7677

0425 767 900

michelle@hoskins.com.au

Indicative Selling Price

\$950,000 - \$1,045,000

Median House Price

09/03/2021 - 08/03/2022: \$1,103,000



Property Type:

Agent Comments

Comparable Properties



109 Yarra Rd CROYDON HILLS 3136 (REI)

Agent Comments



Price: \$1,030,000

Method: Private Sale

Date: 13/10/2021

Property Type: House

Land Size: 650 sqm approx



9 Schoning Ct CROYDON NORTH 3136 (REI)

Agent Comments



Price: \$1,015,000

Method: Private Sale

Date: 18/02/2022

Property Type: House

Land Size: 777 sqm approx



3 Handscombe Ct CROYDON HILLS 3136 (REI)

Agent Comments



Price: \$985,000

Method: Private Sale

Date: 02/02/2022

Property Type: House

Land Size: 750 sqm approx

Account - Hoskins | P: 98747677, 9722 9755



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