

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

15 Crossman Drive, Croydon Hills Vic 3136

Indicative selling price

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

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

Median sale price

Median price \$1,152,000 Property Type House Suburb Croydon Hills

Period - From 01/04/2021 to 30/06/2021 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	86 Narr Maen Dr CROYDON HILLS 3136	\$1,083,500	30/03/2021
2	39 Eskdale Dr CROYDON HILLS 3136	\$1,080,000	07/04/2021
3	8 Golden Ridge Dr CROYDON HILLS 3136	\$1,052,000	15/07/2021

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:

18/08/2021 12:06



Property Type:

Divorce/Estate/Family Transfers

Land Size: 656 sqm approx

Agent Comments

Comparable Properties



86 Narr Maen Dr CROYDON HILLS 3136 (REI/VG)

Agent Comments



Price: \$1,083,500

Method: Private Sale

Date: 30/03/2021

Property Type: House (Res)

Land Size: 856 sqm approx



39 Eskdale Dr CROYDON HILLS 3136 (REI/VG)

Agent Comments



Price: \$1,080,000

Method: Sold Before Auction

Date: 07/04/2021

Rooms: 5

Property Type: House (Res)

Land Size: 642 sqm approx



8 Golden Ridge Dr CROYDON HILLS 3136 (REI)

Agent Comments



Price: \$1,052,000

Method: Auction Sale

Date: 15/07/2021

Property Type: House (Res)

Land Size: 485 sqm approx