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

16 Tarwin Drive, Croydon Hills Vic 3136

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$900,000		&		\$990,000					
Median sale pr	rice									
Median price	\$936,000	Pro	operty Type	Hou	se		Suburb	Croydon Hills		
Period - From	01/01/2020	to	31/12/2020)	So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	2 Coniston CI CROYDON HILLS 3136	\$965,000	01/08/2020
2	6 Kate Charlesworth PI CROYDON HILLS 3136	\$957,000	17/11/2020
3	7 Henry Smith PI CROYDON HILLS 3136	\$920,000	12/12/2020

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:

18/01/2021 10:43





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Property Type: House (Res) **Land Size:** 635 sqm approx Agent Comments Indicative Selling Price \$900,000 - \$990,000 Median House Price Year ending December 2020: \$936,000

Comparable Properties



2 Coniston CI CROYDON HILLS 3136 (REI/VG) Agent Comments



Price: \$965,000 Method: Private Sale Date: 01/08/2020 Rooms: 6 Property Type: House (Res) Land Size: 695 sqm approx



6 Kate Charlesworth PI CROYDON HILLS 3136 Agent Comments (REI)



Price: \$957,000 Method: Private Sale Date: 17/11/2020 Property Type: House Land Size: 972 sqm approx



7 Henry Smith PI CROYDON HILLS 3136 (REI) Agent Comments



Price: \$920,000 Method: Private Sale Date: 12/12/2020 Property Type: House

Account - Hoskins | P: 98747677, 9722 9755



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.