

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

33 Sevenoaks Avenue, Croydon 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 \$976,000

Property Type House

Suburb Croydon

Period - From 01/10/2021

to 31/12/2021

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	8 Banool Ct CROYDON 3136	\$1,107,000	26/02/2022
2	67 Binbrook Dr CROYDON 3136	\$1,031,000	15/12/2021
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:

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Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
December quarter 2021: \$976,000



 4  2  1

Rooms: 8
Property Type: House (Res)
Land Size: 864 sqm approx
Agent Comments

Comparable Properties



8 Banool Ct CROYDON 3136 (REI)

Agent Comments

 4  2  2

Price: \$1,107,000
Method: Auction Sale
Date: 26/02/2022
Property Type: House (Res)
Land Size: 881 sqm approx

67 Binbrook Dr CROYDON 3136 (REI)

Agent Comments

 4  2  1

Price: \$1,031,000
Method: Auction Sale
Date: 15/12/2021
Property Type: House (Res)
Land Size: 871 sqm approx

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.

Account - Hoskins | P: 98747677, 9722 9755