

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	17 James Milne Drive, Croydon North Vic 3136
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Indicative selling price

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

Range between \$790,000 & \$865,000

Median sale price

Median price	\$815,250	Property Type	House	Suburb	Croydon North
Period - From	01/07/2019	to	30/09/2019	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 5 Coniston Cl CROYDON HILLS 3136	\$848,000	04/10/2019
2 6 Hazelview Pkt CROYDON NORTH 3136	\$840,000	11/07/2019
3 36 Croydon Hills Dr CROYDON HILLS 3136	\$797,000	05/06/2019

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: 21/11/2019 14:00



Property Type: House (Previously Occupied - Detached)
Land Size: 748 sqm approx
Agent Comments

Indicative Selling Price
\$790,000 - \$865,000
Median House Price
September quarter 2019: \$815,250

Comparable Properties



5 Coniston CI CROYDON HILLS 3136 (REI)

Agent Comments



Price: \$848,000
Method: Private Sale
Date: 04/10/2019
Rooms: 6
Property Type: House
Land Size: 717 sqm approx



6 Hazelview Pkt CROYDON NORTH 3136 (REI/VG)

Agent Comments



Price: \$840,000
Method: Private Sale
Date: 11/07/2019
Rooms: 5
Property Type: House
Land Size: 780 sqm approx



36 Croydon Hills Dr CROYDON HILLS 3136 (REI/VG)

Agent Comments



Price: \$797,000
Method: Private Sale
Date: 05/06/2019
Property Type: House
Land Size: 831 sqm approx