

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 St Ives Court, Croydon Hills Vic 3136

Indicative selling price

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

Range between \$990,000 & \$1,080,000

Median sale price

Median price \$936,000 Property Type House Suburb Croydon Hills

Period - From 01/01/2020 to 31/12/2020 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	16 Mary Ct CROYDON NORTH 3136	\$1,080,000	03/02/2021
2	38 Eskdale Dr CROYDON HILLS 3136	\$1,040,000	10/02/2021
3	16 Tarwin Dr CROYDON HILLS 3136	\$999,999	25/01/2021

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:

24/03/2021 12:28

16 St Ives Court, Croydon Hills Vic 3136



Stephen Le Get

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Indicative Selling Price

\$990,000 - \$1,080,000

Median House Price

Year ending December 2020: \$936,000



4 2 2

Property Type: House

Land Size: 890 sqm approx

Agent Comments

Comparable Properties



16 Mary Ct CROYDON NORTH 3136 (REI)

Agent Comments

4 2 2

Price: \$1,080,000

Method: Private Sale

Date: 03/02/2021

Property Type: House



38 Eskdale Dr CROYDON HILLS 3136 (REI)

Agent Comments

6 3 1

Price: \$1,040,000

Method: Private Sale

Date: 10/02/2021

Property Type: House (Res)



16 Tarwin Dr CROYDON HILLS 3136 (REI)

Agent Comments

4 2 2

Price: \$999,999

Method: Private Sale

Date: 25/01/2021

Property Type: House (Res)

Account - Jellis Craig | P: (03) 9908 5700