# 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 | cons | sumer.vic.go | ov.au/ | /underquot  | ting |        |               |
|-----------------|-------------------|------|--------------|--------|-------------|------|--------|---------------|
| Range betweer   | \$990,000         |      | &            |        | \$1,080,000 |      |        |               |
| Median sale p   | 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.

| Ade | dress 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





Stephen Le Get



Property Type: House Land Size: 890 sqm approx Agent Comments 9908 5700 0438 558 870 stephenleget@jelliscraig.com.au

Indicative Selling Price \$990,000 - \$1,080,000 Median House Price Year ending December 2020: \$936,000

# **Comparable Properties**



16 Mary Ct CROYDON NORTH 3136 (REI)



Price: \$1,080,000 Method: Private Sale Date: 03/02/2021 Property Type: House

Agent Comments

Agent Comments



Price: \$1,040,000 Method: Private Sale Date: 10/02/2021 Property Type: House (Res)

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16 Tarwin Dr CROYDON HILLS 3136 (REI)

38 Eskdale Dr CROYDON HILLS 3136 (REI)

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**6** 1



Agent Comments

Price: \$999,999 Method: Private Sale Date: 25/01/2021 Property Type: House (Res)

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



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.