

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 between \$1,125,000

&

\$1,225,000

Median sale price

Median price \$1,373,000

Property Type House

Suburb Croydon Hills

Period - From 01/07/2023

to

30/09/2023

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	23 River Gum Dr CROYDON NORTH 3136	\$1,200,000	14/06/2023
2	40 Highland Av CROYDON 3136	\$1,195,000	15/09/2023
3	81 Campaspe Dr CROYDON HILLS 3136	\$1,150,000	03/06/2023

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:

18/10/2023 16:02



 4  2  2

Property Type: House (Res)

Land Size: 650 sqm approx

Agent Comments

Indicative Selling Price

\$1,125,000 - \$1,225,000

Median House Price

September quarter 2023: \$1,373,000

Comparable Properties



23 River Gum Dr CROYDON NORTH 3136 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,200,000

Method: Private Sale

Date: 14/06/2023

Property Type: House (Res)

Land Size: 680 sqm approx



40 Highland Av CROYDON 3136 (REI)

Agent Comments

 4  2  2

Price: \$1,195,000

Method: Private Sale

Date: 15/09/2023

Property Type: House

Land Size: 650 sqm approx



81 Campaspe Dr CROYDON HILLS 3136 (REI/VG)

Agent Comments

 4  2  3

Price: \$1,150,000

Method: Private Sale

Date: 03/06/2023

Property Type: House (Res)

Land Size: 649 sqm approx