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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	n \$1,125,000		&		\$1,225,0	00		
Median sale p	rice							
Median price	\$1,373,000	Pro	operty Type	Hou	ISE		Suburb	Croydon Hills
Period - From	01/07/2023	to	30/09/2023		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.

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









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

39,40	23 River Gum Dr CROYDON NORTH 3136 (REI/VG)	Agent Comments
	🚝 4 🗰 2 🋱 2	
	Price: \$1,200,000	
and the second second	Method: Private Sale	
a local	Date: 14/06/2023 Property Type: House (Res)	
	Land Size: 680 sqm approx	
<	40 Highland Av CROYDON 3136 (REI)	Agent Comments
los and		
	Price: \$1,195,000	
	Method: Private Sale	
AL AND THE REAL	Date: 15/09/2023	
March March	Property Type: House	
	Land Size: 650 sqm approx	
and the	81 Campaspe Dr CROYDON HILLS 3136 (REI/VG)	Agent Comments
	1 4 1 2 1 3	
	Price: \$1,150,000	
	Method: Private Sale	
	Date: 03/06/2023	
CHARLES AND IN THE REAL PROPERTY OF	Property Type: House (Res)	
	Land Size: 649 sqm approx	

Account - Hoskins | P: 98747677, 9722 9755



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