

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

83 YARRA ROAD CROYDON HILLS VIC 3136

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,225,000

&

\$1,325,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,102,000

Property type

House

Suburb

Croydon Hills

Period-from

01 Mar 2022

to

28 Feb 2023

Source

Corelogic

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 6 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

61 LANGDALE DRIVE CROYDON HILLS VIC 3136	\$1,217,000	09-Nov-22
4 WONUKA COURT CROYDON HILLS VIC 3136	\$1,320,000	10-Nov-22
2 WILLIAM GILL PLACE CROYDON HILLS VIC 3136	\$1,360,000	24-Oct-22

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 6 months.~~

This Statement of Information was prepared on: 15 March 2023

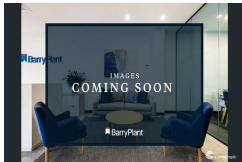


**61 LANGDALE DRIVE CROYDON
HILLS VIC 3136**

4 3 2

Sold Price **\$1,217,000** Sold Date **09-Nov-22**

Distance **0.88km**



**4 WONUKA COURT CROYDON
HILLS VIC 3136**

5 3 2

Sold Price **\$1,320,000** Sold Date **10-Nov-22**

Distance **0.48km**



**2 WILLIAM GILL PLACE CROYDON
HILLS VIC 3136**

5 2 3

Sold Price **\$1,360,000** Sold Date **24-Oct-22**

Distance **0.68km**

RS = Recent sale **UN** = Undisclosed Sale

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