

# 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

2 Coniston Close, Croydon Hills Vic 3136

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$920,000 & \$970,000

### Median sale price

Median price \$922,500 Property Type House Suburb Croydon Hills

Period - From 01/04/2020 to 30/06/2020 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	9 Tallarook Ct CROYDON HILLS 3136	\$970,000	28/06/2020
2	12 Biak PI CROYDON NORTH 3136	\$930,000	26/06/2020
3	35 Campaspe Dr CROYDON HILLS 3136	\$920,000	07/05/2020

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:

24/07/2020 12:35



 4    2    2

**Property Type:** House  
**Land Size:** 695 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$920,000 - \$970,000  
**Median House Price**  
June quarter 2020: \$922,500

## Comparable Properties



**9 Tallarook Ct CROYDON HILLS 3136 (REI)**   **Agent Comments**

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**Price:** \$970,000  
**Method:** Private Sale  
**Date:** 28/06/2020  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 768 sqm approx



**12 Biak PI CROYDON NORTH 3136 (REI)**   **Agent Comments**

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**Price:** \$930,000  
**Method:** Private Sale  
**Date:** 26/06/2020  
**Property Type:** House  
**Land Size:** 848 sqm approx

**35 Campaspe Dr CROYDON HILLS 3136 (VG)**   **Agent Comments**

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**Price:** \$920,000  
**Method:** Sale  
**Date:** 07/05/2020  
**Property Type:** House (Res)  
**Land Size:** 702 sqm approx