

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

15 Grose Court, Croydon Hills Vic 3136

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$950,000 & \$990,000

Median sale price

Median price \$1,010,000 Property Type House Suburb Croydon Hills

Period - From 01/01/2021 to 31/03/2021 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	48 Eskdale Dr CROYDON HILLS 3136	\$950,000	12/05/2021
2	3 Eskdale Dr CROYDON HILLS 3136	\$931,000	24/04/2021
3	2 Avon Ct CROYDON HILLS 3136	\$925,000	27/03/2021

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:

25/05/2021 15:01

15 Grose Court, Croydon Hills Vic 3136

Brent Earney

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Indicative Selling Price

\$950,000 - \$990,000

Median House Price

March quarter 2021: \$1,010,000



 3  2  0

Rooms: 7

Property Type: House

Land Size: 745.37 sqm approx

Agent Comments

Comparable Properties



48 Eskdale Dr CROYDON HILLS 3136 (REI)

Agent Comments

 3  2  2

Price: \$950,000

Method: Private Sale

Date: 12/05/2021

Property Type: House



3 Eskdale Dr CROYDON HILLS 3136 (REI)

Agent Comments

 3  1  2

Price: \$931,000

Method: Auction Sale

Date: 24/04/2021

Property Type: House (Res)

Land Size: 648 sqm approx



2 Avon Ct CROYDON HILLS 3136 (REI)

Agent Comments

 3  2  2

Price: \$925,000

Method: Auction Sale

Date: 27/03/2021

Property Type: House (Res)

Land Size: 864 sqm approx

Account - Professionals Croydon | P: 03 9725 0000 | F: 03 9725 7354