

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

14 Grose Court, Croydon Hills Vic 3136

Indicative selling price

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

Range between \$900,000 & \$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	16 Tarwin Dr CROYDON HILLS 3136	\$999,999	25/01/2021
2	58 Settlers Hill Cr CROYDON HILLS 3136	\$952,000	18/12/2020
3	8 Wildberry Cl CROYDON HILLS 3136	\$945,000	08/04/2021

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:

29/04/2021 11:13



Property Type: House (Res)
Land Size: 707 sqm approx
Agent Comments

Indicative Selling Price
\$900,000 - \$990,000
Median House Price
March quarter 2021: \$1,010,000

Comparable Properties



16 Tarwin Dr CROYDON HILLS 3136 (REI/VG) Agent Comments



Price: \$999,999
Method: Private Sale
Date: 25/01/2021
Property Type: House (Res)
Land Size: 650 sqm approx



58 Settlers Hill Cr CROYDON HILLS 3136 (REI/VG) Agent Comments



Price: \$952,000
Method: Private Sale
Date: 18/12/2020
Property Type: House
Land Size: 721 sqm approx



8 Wildberry Ct CROYDON HILLS 3136 (REI) Agent Comments



Price: \$945,000
Method: Sold Before Auction
Date: 08/04/2021
Property Type: House (Res)
Land Size: 736 sqm approx