

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

6 Crossman Drive, Croydon Hills Vic 3136

Indicative selling price

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

Range between

\$1,250,000

&

\$1,350,000

Median sale price

Median price

\$1,152,000

Property Type

House

Suburb

Croydon Hills

Period - From

01/04/2021

to

30/06/2021

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.

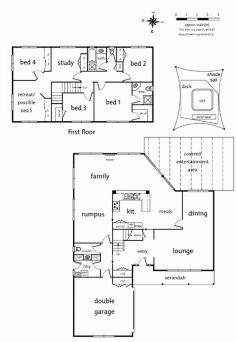
| | Address of comparable property | Price | Date of sale |
|---|-----------------------------------|-------------|--------------|
| 1 | 89 Campaspe Dr CROYDON HILLS 3136 | \$1,250,888 | 07/07/2021 |
| 2 | 3 Mundara Dr RINGWOOD 3134 | \$1,290,000 | 10/04/2021 |
| 3 | 7 Tadji Cl CROYDON NORTH 3136 | \$1,335,000 | 25/03/2021 |

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:

22/07/2021 15:36



Property Type:
Divorce/Estate/Family Transfers
Land Size: 701 sqm approx
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,350,000
Median House Price
June quarter 2021: \$1,152,000

Comparable Properties



89 Campaspe Dr CROYDON HILLS 3136 (REI) **Agent Comments**



Price: \$1,250,888
Method: Private Sale
Date: 07/07/2021
Property Type: House (Res)
Land Size: 656 sqm approx



3 Mundara Dr RINGWOOD 3134 (REI/VG) **Agent Comments**



Price: \$1,290,000
Method: Auction Sale
Date: 10/04/2021
Property Type: House (Res)
Land Size: 790 sqm approx



7 Tadji CI CROYDON NORTH 3136 (REI/VG) **Agent Comments**



Price: \$1,335,000
Method: Private Sale
Date: 25/03/2021
Property Type: House (Res)
Land Size: 730 sqm approx