

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

3 Eskdale Drive, Croydon Hills Vic 3136

Indicative selling price

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

Range between

\$710,000

&

\$780,000

Median sale price

Median price

\$812,500

House

X

Unit

Suburb

Croydon Hills

Period - From

01/04/2018

to

30/06/2018

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	5 The Heath CROYDON NORTH 3136	\$780,000	03/05/2018
2	101 Langdale Dr CROYDON HILLS 3136	\$737,500	09/05/2018
3	12 Latrobe Ct CROYDON HILLS 3136	\$730,000	24/03/2018

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.