

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

12 Golden Ridge Drive, Croydon Hills Vic 3136

Indicative selling price

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

Range between \$850,000 & \$890,000

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	2 Dargo CI CROYDON HILLS 3136	\$880,000	16/07/2021
2	1a Arthur PI CROYDON 3136	\$874,000	14/08/2021
3	32 Tarwin Dr CROYDON HILLS 3136	\$872,000	30/06/2021

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:

13/10/2021 16:48



 3  2  2

Property Type: House

Agent Comments

Indicative Selling Price

\$850,000 - \$890,000

Median House Price

June quarter 2021: \$1,152,000

Comparable Properties



2 Dargo CI CROYDON HILLS 3136 (REI/VG)

Agent Comments

 3  2  2

Price: \$880,000

Method: Private Sale

Date: 16/07/2021

Property Type: House

Land Size: 662 sqm approx



1a Arthur PI CROYDON 3136 (REI/VG)

Agent Comments

 3  2  2

Price: \$874,000

Method: Auction Sale

Date: 14/08/2021

Property Type: House (Res)

Land Size: 399 sqm approx



32 Tarwin Dr CROYDON HILLS 3136 (REI/VG)

Agent Comments

 3  1  1

Price: \$872,000

Method: Private Sale

Date: 30/06/2021

Property Type: House (Res)

Land Size: 638 sqm approx

Account - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122