

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 22 Narr Maen Drive, Croydon Hills Vic 3136

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$1,100,000 Property type House Suburb Croydon Hills

Period - From 01/07/2021 to 30/09/2021 Source REIV

Comparable property sales

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
109 Yarra Road, Croydon Hills Vic 3136	\$1,030,000	13/10/2021
5 Henry Smith Place, Croydon Hills Vic 3136	\$1,185,000	19/10/2021
15 Grose Court, Croydon Hills Vic 3136	\$1,100,000	23/06/2021

This Statement of Information was prepared on: 11/11/2021