

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

48 Eskdale Drive, Croydon Hills Vic 3136

Indicative selling price

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

Range between \$830,000

&

\$890,000

Median sale price

Median price \$950,000

Property Type House

Suburb Croydon Hills

Period - From 15/04/2020

to

14/04/2021

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 Avon Ct CROYDON HILLS 3136	\$925,000	27/03/2021
2	6 Mirnong Ct CROYDON NORTH 3136	\$860,000	27/02/2021
3	1 Tororo Ct CROYDON NORTH 3136	\$822,000	09/02/2021

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:

15/04/2021 16:25



 3  2 

Rooms: 5
Property Type: House
Land Size: 750 sqm approx
Agent Comments

Indicative Selling Price

\$830,000 - \$890,000

Median House Price

15/04/2020 - 14/04/2021: \$950,000

Comparable Properties



2 Avon Ct CROYDON HILLS 3136 (REI)

Agent Comments

 3  2  2

Price: \$925,000
Method: Auction Sale
Date: 27/03/2021
Property Type: House (Res)
Land Size: 864 sqm approx



6 Mirnong Ct CROYDON NORTH 3136 (REI/VG) **Agent Comments**

 3  2  2

Price: \$860,000
Method: Private Sale
Date: 27/02/2021
Property Type: House
Land Size: 868 sqm approx



1 Tororo Ct CROYDON NORTH 3136 (REI)

Agent Comments

 3  2  2

Price: \$822,000
Method: Private Sale
Date: 09/02/2021
Property Type: House
Land Size: 918 sqm approx