

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

**Sections 47AF of the Estate Agents Act 1980**

### Property offered for sale

Address 2 Henry Smith Place, Croydon Hills VIC 3136

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range \$820,000 - \$880,000  
Between

### Median sale price

Median price \$878,000 House Suburb CROYDON HILLS

Period - From 1/10/2018 to 31/12/2018 Source REIV

### Comparable property sales

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 – 9 Karina Close, Croydon Hills	\$895,000	25 Jan 2019
2 – 104 Croydon Hills Drive, Croydon Hills	\$875,000	17 Dec 2018
3 – 8 Mitta Court, Croydon Hills	\$880,000	1 Nov 2018