

Garrison Pearce

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**Indicative Selling Price**

\$1,150,000 - \$1,200,000

**Median House Price**

Year ending March 2017: \$786,000



7   
 3.5   
 2

**Rooms:****Property Type:** House Dual Living**Land Size:** 993

Agent Comments

Need space for your big family or dual accommodation? Discover this fully renovated 7 bedroom plus study and 3.5 bathroom double storey home. It's in a quiet cul-de-sac, a few steps from McAdam Square, Luther College and transport. Each level is self-contained; with own contemporary kitchen, upmarket bathrooms and laundry.

## Comparable Properties

**89 Kalinda Rd RINGWOOD 3134 (REI)**

6   
 2   
 2

**Price:** \$1,100,000**Method:** Sold Before Auction**Date:** 05/04/2017**Rooms:** 9**Property Type:** House (Res)**Land Size:**

Agent Comments

No exact comparable property exists in the area.

**14 Hazelview Pkt CROYDON NORTH 3136 (REI)**

4   
 2   
 3

**Price:** \$1,218,888**Method:** Private Sale**Date:** 21/02/2017**Rooms:** 10**Property Type:** House (Res)**Land Size:** 895 sqm

Agent Comments

No exact comparable property exists in the area.

**57-59 Eskdale Dr CROYDON HILLS 3136 (REI)**

5   
 3   
 2

**Price:** \$1,130,000**Method:** Private Sale**Date:** 07/11/2016**Rooms:** 7**Property Type:** House (Res)**Land Size:** 2082 sqm

Agent Comments

No exact comparable property exists in the area.

## 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

17 St Ives Court, Croydon Hills Vic 3136

**Indicative selling price**

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

Range between \$1,150,000

&

\$1,200,000

**Median sale price**

Median price \$786,000

House

X

Suburb

Croydon Hills

Period - From 01/04/2016

to

31/03/2017

Source REIV

**Comparable property sales**

These are the three properties sold within two kilometres of the property for sale in the last 6 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
89 Kalinda Rd RINGWOOD 3134	\$1,100,000	05/04/2017
14 Hazelview Pkt CROYDON NORTH 3136	\$1,218,888	21/02/2017
57-59 Eskdale Dr CROYDON HILLS 3136	\$1,130,000	07/11/2016