

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

38 Eskdale Drive, Croydon Hills Vic 3136

Indicative selling price

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

Range between \$980,000

&

\$1,060,000

Median sale price

Median price \$920,000

Property Type House

Suburb Croydon Hills

Period - From 28/12/2019

to

27/12/2020

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	14 Wonuka Ct CROYDON HILLS 3136	\$1,070,000	21/11/2020
2	17 Elana Ct CROYDON NORTH 3136	\$1,020,000	10/11/2020
3	23 Tanbridge Way WARRANWOOD 3134	\$1,000,000	01/12/2020

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:

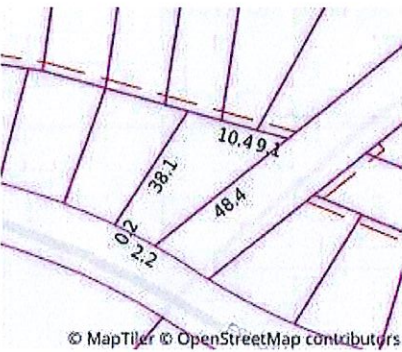
28/12/2020 11:01

38 Eskdale Drive, Croydon Hills Vic 3136



Brent Peters
9722 9755
0412 855 810
brent@hoskins.com.au

Indicative Selling Price
\$980,000 - \$1,060,000
Median House Price
28/12/2019 - 27/12/2020: \$920,000



Property Type: House (Previously Occupied - Detached)
Land Size: 817 sqm approx
Agent Comments

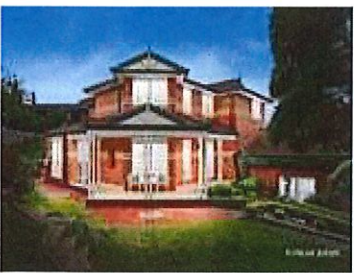
Comparable Properties



14 Wonuka Ct CROYDON HILLS 3136 (REI) **Agent Comments**



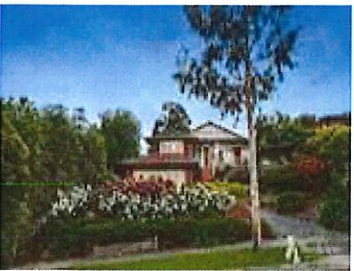
Price: \$1,070,000
Method: Auction Sale
Date: 21/11/2020
Property Type: House (Res)
Land Size: 763 sqm approx



17 Elana Ct CROYDON NORTH 3136 (REI) **Agent Comments**



Price: \$1,020,000
Method: Private Sale
Date: 10/11/2020
Property Type: House
Land Size: 639 sqm approx



23 Tanbridge Way WARRANWOOD 3134 (REI) **Agent Comments**



Price: \$1,000,000
Method: Private Sale
Date: 01/12/2020
Property Type: House (Res)
Land Size: 981 sqm approx