

Date: 30-4-2018

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
Including suburb and
postcode

101 Langdale Drive, Croydon Hills 3136
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Indicative selling price

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

Range between

\$720,000 - \$749,950

Median sale price

Median price

\$935,000

House

X

Suburb

Croydon Hills

Period - From

1/1/2018

to

31/3/2018

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
60 Langdale Drive, Croydon Hills	\$764,500	2/2/18
12 Latrobe Court, Croydon Hills	\$730,000	24/3/18
8 Narr Maen Drive, Croydon Hills	\$721,000	30/3/18