

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 Bemboka Road, Croydon Hills Vic 3136

Indicative selling price

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

Range between \$1,050,000 & \$1,150,000

Median sale price

Median price \$1,190,000 Property Type House Suburb Croydon Hills

Period - From 01/04/2023 to 30/06/2023 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	4 Edwina Ct CROYDON HILLS 3136	\$1,250,000	05/08/2023
2	48 Crossman Dr CROYDON HILLS 3136	\$1,130,000	01/08/2023
3	33 Angelica Cr CROYDON HILLS 3136	\$1,022,500	21/06/2023

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: 19/09/2023 12:27



 4  2  2

Property Type: House (Res)

Land Size: 706 sqm approx

[Agent Comments](#)

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
June quarter 2023: \$1,190,000

Comparable Properties



4 Edwina Ct CROYDON HILLS 3136 (REI/VG)

[Agent Comments](#)

 4  2  2

Price: \$1,250,000

Method: Auction Sale

Date: 05/08/2023

Property Type: House (Res)

Land Size: 726 sqm approx



48 Crossman Dr CROYDON HILLS 3136 (REI)

[Agent Comments](#)

 4  2  2

Price: \$1,130,000

Method: Private Sale

Date: 01/08/2023

Property Type: House (Res)

Land Size: 763 sqm approx



33 Angelica Cr CROYDON HILLS 3136 (REI/VG)

[Agent Comments](#)

 4  2  2

Price: \$1,022,500

Method: Auction Sale

Date: 21/06/2023

Property Type: House (Res)

Land Size: 662 sqm approx

Account - Barry Plant | P: 03 9842 8888