

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

4 Tallarook Court, Croydon Hills Vic 3136

Indicative selling price

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

Range between \$950,000 & \$1,045,000

Median sale price

Median price \$1,103,000 Property Type House Suburb Croydon Hills

Period - From 01/07/2021 to 30/09/2021 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	42 Nangathan Way CROYDON NORTH 3136	\$1,035,000	04/08/2021
2	8 Crossman Dr CROYDON HILLS 3136	\$1,000,000	14/11/2021
3	32 Latrobe Ct CROYDON HILLS 3136	\$965,000	30/10/2021

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:

02/12/2021 11:58



 4  2  2

Rooms: 9

Property Type: House (Res)

Land Size: 655 sqm approx

Agent Comments

Indicative Selling Price

\$950,000 - \$1,045,000

Median House Price

September quarter 2021: \$1,103,000

Comparable Properties



42 Nangathan Way CROYDON NORTH 3136 (REI/VG)

Agent Comments

 5  3  4

Price: \$1,035,000

Method: Auction Sale

Date: 04/08/2021

Property Type: House (Res)

Land Size: 678 sqm approx



8 Crossman Dr CROYDON HILLS 3136 (REI)

Agent Comments

 4  2  3

Price: \$1,000,000

Method: Private Sale

Date: 14/11/2021

Property Type: House

Land Size: 632 sqm approx



32 Latrobe Ct CROYDON HILLS 3136 (REI)

Agent Comments

 4  2  2

Price: \$965,000

Method: Auction Sale

Date: 30/10/2021

Property Type: House (Res)

Land Size: 456 sqm approx

Account - Philip Webb