# 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 Oxford Close, Croydon Hills Vic 3136

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betwee	n \$1,050,000		&		\$1,150,000			
Median sale p	rice							
Median price	\$810,000	Pro	operty Type	Hou	se		Suburb	Croydon Hills
Period - From	01/10/2018	to	30/09/2019		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	13 Woodland Av CROYDON 3136	\$1,200,000	20/09/2019
2	11 Merrill Cr WARRANWOOD 3134	\$1,105,000	21/09/2019
3	54 Bemboka Rd CROYDON HILLS 3136	\$1,050,000	24/07/2019

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:

07/11/2019 08:36









**Property Type:** House (Res) **Land Size:** 776 sqm approx Agent Comments Indicative Selling Price \$1,050,000 - \$1,150,000 Median House Price Year ending September 2019: \$810,000

# **Comparable Properties**



13 Woodland Av CROYDON 3136 (REI)



Price: \$1,200,000 Method: Private Sale Date: 20/09/2019 Property Type: House Land Size: 864 sqm approx Agent Comments



Price: \$1,105,000 Method: Auction Sale Date: 21/09/2019 Property Type: House (Res) Land Size: 2818 sqm approx

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54 Bemboka Rd CROYDON HILLS 3136 (REI/VG)

11 Merrill Cr WARRANWOOD 3134 (REI)

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Price: \$1,050,000 Method: Private Sale Date: 24/07/2019 Rooms: 6 Property Type: House Land Size: 708 sqm approx Agent Comments

Agent Comments

Account - Hoskins | P: 98747677, 9722 9755



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.