

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 consumer.vic.gov.au/underquoting

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$810,000

Property Type House

Suburb Croydon Hills

Period - From 01/10/2018

to

30/09/2019

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	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



 4  2  2

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)

Agent Comments

 4  2  2

Price: \$1,200,000

Method: Private Sale

Date: 20/09/2019

Property Type: House

Land Size: 864 sqm approx



11 Merrill Cr WARRANWOOD 3134 (REI)

Agent Comments

 4  2  2

Price: \$1,105,000

Method: Auction Sale

Date: 21/09/2019

Property Type: House (Res)

Land Size: 2818 sqm approx



54 Bamboka Rd CROYDON HILLS 3136 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,050,000

Method: Private Sale

Date: 24/07/2019

Rooms: 6

Property Type: House

Land Size: 708 sqm approx