

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

Indicative selling price

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

Range between &

Median sale price

Median price House Unit Suburb
 Period - From to Source

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	3 Jum Jum CI CROYDON HILLS 3136	\$821,500	30/05/2017
2	4 Lehmann PI CROYDON HILLS 3136	\$745,000	21/06/2017
3	6 Ravenglass Ct CROYDON HILLS 3136	\$725,000	12/07/2017

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.

Brent Peters
9722 9755
0412 855 810
brent@hoskins.com.au



 3  2  2

Rooms:
Property Type: House
Land Size: 663 sqm approx
Agent Comments

Indicative Selling Price
\$740,000 - \$795,000
Median House Price
Year ending June 2017: \$824,370

Comparable Properties



3 Jum Jum CI CROYDON HILLS 3136 (REI/VG) Agent Comments

 4  2  -

Price: \$821,500
Method: Private Sale
Date: 30/05/2017
Rooms: 5
Property Type: House (Res)
Land Size: 719 sqm approx



4 Lehmann PI CROYDON HILLS 3136 (REI/VG) Agent Comments

 3  2  2

Price: \$745,000
Method: Sold Before Auction
Date: 21/06/2017
Rooms: 6
Property Type: House (Res)
Land Size: 575 sqm approx



6 Ravenglass Ct CROYDON HILLS 3136 (VG) Agent Comments

 3  -  -

Price: \$725,000
Method: Sale
Date: 12/07/2017
Rooms: -
Property Type: House (Res)
Land Size: 682 sqm approx