

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 Drysdale Court, Croydon Hills Vic 3136

Indicative selling price

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

Range between

\$980,000

&

\$1,050,000

Median sale price

Median price

\$880,000

House

X

Unit

Suburb

Croydon Hills

Period - From

01/01/2017

to

31/12/2017

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 | 7 Silver Birch Ct CROYDON NORTH 3136 | \$1,100,000 | 05/11/2017 |
| 2 | 33 Rosemary Av CROYDON HILLS 3136 | \$1,076,000 | 12/10/2017 |
| 3 | 11 Aumann Ct CROYDON NORTH 3136 | \$1,017,000 | 04/01/2018 |

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.



 3  - 

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 551 sqm approx

Agent Comments

Indicative Selling Price

\$980,000 - \$1,050,000

Median House Price

Year ending December 2017: \$880,000

Comparable Properties



7 Silver Birch CI CROYDON NORTH 3136 (REI/VG)

Agent Comments

 5  2  2

Price: \$1,100,000

Method: Private Sale

Date: 05/11/2017

Rooms: 8

Property Type: House (Res)

Land Size: 704 sqm approx



33 Rosemary Av CROYDON HILLS 3136 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,076,000

Method: Sold Before Auction

Date: 12/10/2017

Rooms: 7

Property Type: House (Res)

Land Size: 850 sqm approx



11 Aumann Ct CROYDON NORTH 3136 (REI)

Agent Comments

 4  2  2

Price: \$1,017,000

Method: Private Sale

Date: 04/01/2018

Rooms: 6

Property Type: House (Res)

Land Size: 885 sqm approx