

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 65-67 Eskdale Drive, Croydon Hills Vic 3136

Indicative selling price

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

Range between \$1,200,000 & \$1,320,000

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	14-16 Tanbridge Way WARRANWOOD 3134	\$1,302,000	02/10/2019
2	15 Galtymore CI WARRANWOOD 3134	\$1,267,000	21/08/2019
3	115a Holloway Rd CROYDON NORTH 3136	\$1,252,000	11/10/2019

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: 25/11/2019 11:22



Rooms: 8

Property Type: House

Land Size: 2000 sqm approx

Agent Comments

Comparable Properties



14-16 Tanbridge Way WARRANWOOD 3134 (REI)

Agent Comments



Price: \$1,302,000

Method: Private Sale

Date: 02/10/2019

Rooms: 6

Property Type: House (Res)

Land Size: 1249 sqm approx



15 Galtymore CI WARRANWOOD 3134 (REI)

Agent Comments



Price: \$1,267,000

Method: Private Sale

Date: 21/08/2019

Rooms: 11

Property Type: House (Res)

Land Size: 1741 sqm approx



115a Holloway Rd CROYDON NORTH 3136 (REI/VG)

Agent Comments



Price: \$1,252,000

Method: Private Sale

Date: 11/10/2019

Property Type: House

Land Size: 3823 sqm approx