## 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	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$1,200,000		&		\$1,320,000			
Median sale p	rice							
Median price	\$810,000	Pro	operty Type	Hous	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	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



65-67 Eskdale Drive, Croydon Hills Vic 3136





Rooms: 8 Property Type: House Land Size: 2000 sqm approx Agent Comments Lachlan Williams 9870 6211 0414 582 556 lachlanwilliams@jelliscraig.com.au

Indicative Selling Price \$1,200,000 - \$1,320,000 Median House Price Year ending September 2019: \$810,000

# **Comparable Properties**



14-16 Tanbridge Way WARRANWOOD 3134 (REI)



Price: \$1,302,000 Method: Private Sale Date: 02/10/2019 Rooms: 6 Property Type: House (Res) Land Size: 1249 sqm approx

Agent Comments

Agent Comments

Agent Comments



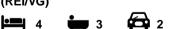
Price: \$1,267,000

15 Galtymore CI WARRANWOOD 3134 (REI)

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)



Price: \$1,252,000 Method: Private Sale Date: 11/10/2019 Property Type: House Land Size: 3823 sqm approx

Account - Jellis Craig | P: 03 9870 6211 | F: 03 9870 6024



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.