

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 14 Eskdale Drive, Croydon Hills Vic 3136

Indicative selling price

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

Range between \$930,000 & \$990,000

Median sale price

Median price \$1,191,000 Property Type House Suburb Croydon Hills

Period - From 01/01/2023 to 31/12/2023 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	9 Chisholm Ct CROYDON NORTH 3136	\$1,000,000	13/10/2023
2	26 Wilson Conc CROYDON NORTH 3136	\$935,000	27/09/2023
3	16 Ravenglass Ct CROYDON HILLS 3136	\$910,000	07/10/2023

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: 27/02/2024 09:37

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Indicative Selling Price

\$930,000 - \$990,000

Median House Price

Year ending December 2023: \$1,191,000



Rooms: 6

Property Type: House

Land Size: 678 sqm approx

Agent Comments

Comparable Properties



9 Chisholm Ct CROYDON NORTH 3136
(REI/VG)

Agent Comments



Price: \$1,000,000

Method: Private Sale

Date: 13/10/2023

Property Type: House (Res)

Land Size: 987 sqm approx



26 Wilson Conc CROYDON NORTH 3136
(REI/VG)

Agent Comments



Price: \$935,000

Method: Private Sale

Date: 27/09/2023

Property Type: House

Land Size: 914 sqm approx



16 Ravenglass Ct CROYDON HILLS 3136
(REI/VG)

Agent Comments



Price: \$910,000

Method: Auction Sale

Date: 07/10/2023

Property Type: House (Res)

Land Size: 648 sqm approx

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