

## 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

41 NARR-MAEN DRIVE CROYDON HILLS VIC 3136

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,080,000

&

\$1,190,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,182,500

Property type

House

Suburb

Croydon Hills

Period-from

01 Feb 2023

to

31 Jan 2024

Source

Corelogic

### 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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

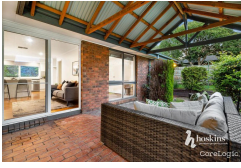
Date of sale

9 CROSSMAN DRIVE CROYDON HILLS VIC 3136	\$1,192,000	01-Nov-23
48 BEMBOKA ROAD CROYDON HILLS VIC 3136	\$1,180,000	14-Oct-23
31 JAMES MILNE DRIVE CROYDON NORTH VIC 3136	\$1,071,000	27-Sep-23

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 6 months.~~

This Statement of Information was prepared on: 26 February 2024



**9 CROSSMAN DRIVE CROYDON HILLS VIC 3136**

 4  2  2

Sold Price **\$1,192,000** Sold Date **01-Nov-23**

Distance **0.49km**



**48 BEMBOKA ROAD CROYDON HILLS VIC 3136**

 4  2  2

Sold Price **\$1,180,000** Sold Date **14-Oct-23**

Distance **0.6km**



**31 JAMES MILNE DRIVE CROYDON NORTH VIC 3136**

 4  2  2

Sold Price **\$1,071,000** Sold Date **27-Sep-23**

Distance **1.28km**

RS = Recent sale      UN = Undisclosed Sale

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