

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 Dealbata Place, Croydon Hills Vic 3136

Indicative selling price

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

Single price \$1,050,000

Median sale price

Median price \$1,103,000

Property Type House

Suburb Croydon Hills

Period - From 01/07/2021

to 30/09/2021

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 Langdale Dr CROYDON HILLS 3136	\$1,050,000	16/11/2021
2	11 Chisholm Ct CROYDON NORTH 3136	\$1,040,000	22/07/2021
3	109 Yarra Rd CROYDON HILLS 3136	\$1,030,000	13/10/2021

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:

18/12/2021 16:03



 4  2  2

Property Type: House
Land Size: 678 sqm approx
Agent Comments

Indicative Selling Price
\$1,050,000
Median House Price
September quarter 2021: \$1,103,000

Comparable Properties



14 Langdale Dr CROYDON HILLS 3136 (REI)

Agent Comments

 4  2  2

Price: \$1,050,000
Method: Auction Sale
Date: 16/11/2021
Property Type: House (Res)
Land Size: 667 sqm approx



11 Chisholm Ct CROYDON NORTH 3136 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,040,000
Method: Sold Before Auction
Date: 22/07/2021
Property Type: House
Land Size: 840 sqm approx



109 Yarra Rd CROYDON HILLS 3136 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,030,000
Method: Private Sale
Date: 13/10/2021
Property Type: House
Land Size: 650 sqm approx

Account - Philip Webb