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

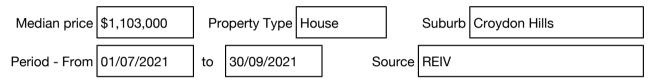
4 Dealbata Place, Croydon Hills Vic 3136

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting	ner.vic.gov.au/underquoting
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Single price \$1,050,000

Median sale price



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









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)



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

Agent Comments

Agent Comments



11 Chisholm Ct CROYDON NORTH 3136 (REI/VG) 4 2 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



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

Account - Philip Webb



propertydata

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