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

103 Hull Road, Croydon Vic 3136

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gc	ov.au	/underquot	ting		
Range betweer	n \$820,000		&		\$900,000			
Median sale pr	ice							
Median price	\$906,000	Pro	operty Type	Hou	ise		Suburb	Croydon
Period - From	01/10/2023	to	31/12/2023		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	11 Warruga Ct CROYDON 3136	\$901,000	07/03/2024
2	16 Cameron Rd CROYDON 3136	\$781,000	28/10/2023
3			

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:

27/03/2024 15:38



103 Hull Road, Croydon Vic 3136







Property Type: House (Res) **Land Size:** 1018 sqm approx Agent Comments Lachlan Williams 9722 9755 0414 582 556 teamwilliams@hoskins.com.au

Indicative Selling Price \$820,000 - \$900,000 Median House Price December quarter 2023: \$906,000

Comparable Properties



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.

Account - Hoskins | P: 03 9722 9755





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