

# 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

119 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)

Range between \$1,250,000 & \$1,370,000

### Median sale price

Median price \$1,190,000 Property Type House Suburb Croydon Hills

Period - From 01/04/2023 to 30/06/2023 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	85 Little John Rd WARRANWOOD 3134	\$1,300,000	30/08/2023
2	16 Federation Glen CROYDON HILLS 3136	\$1,260,000	13/06/2023
3	14 Marloo Ct CROYDON HILLS 3136	\$1,228,000	03/08/2023

**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:

13/10/2023 14:12



 5  3  3

**Property Type:** House

**Land Size:** 733 sqm approx

Agent Comments

## Comparable Properties



85 Little John Rd WARRANWOOD 3134 (REI)

Agent Comments

 4  2  2

**Price:** \$1,300,000

**Method:** Private Sale

**Date:** 30/08/2023

**Property Type:** House (Res)

**Land Size:** 747 sqm approx



16 Federation Glen CROYDON HILLS 3136 (REI/VG)

Agent Comments

 4  2  2

**Price:** \$1,260,000

**Method:** Private Sale

**Date:** 13/06/2023

**Property Type:** House (Res)

**Land Size:** 650 sqm approx



14 Marloo Ct CROYDON HILLS 3136 (REI/VG)

Agent Comments

 5  4  1

**Price:** \$1,228,000

**Method:** Private Sale

**Date:** 03/08/2023

**Property Type:** House (Res)

**Land Size:** 730 sqm approx