

# 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 5 Campaspe 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 \$1,000,000 & \$1,100,000

### Median sale price

Median price \$1,230,000 Property Type House Suburb Croydon Hills

Period - From 01/04/2023 to 31/03/2024 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	131 Nangathan Way CROYDON NORTH 3136	\$1,112,000	18/04/2024
2	15 Crossman Dr CROYDON HILLS 3136	\$1,105,000	27/02/2024
3	12 Grose Ct CROYDON HILLS 3136	\$1,050,000	16/12/2023

**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: 13/05/2024 10:44

5 Campaspe Drive, Croydon Hills Vic 3136

**Jellis  
Craig**

Neo Wei

9870 6211

0420 309 891

NeoWei@jellisrcraig.com.au



 4  2  2

**Property Type:** House

**Land Size:** 655 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,000,000 - \$1,100,000

**Median House Price**

Year ending March 2024: \$1,230,000

## Comparable Properties



**131 Nangathan Way CROYDON NORTH 3136 (REI)**

Agent Comments

 3  2  2

**Price:** \$1,112,000

**Method:** Expression of Interest

**Date:** 18/04/2024

**Property Type:** House (Res)

**Land Size:** 682 sqm approx



**15 Crossman Dr CROYDON HILLS 3136 (REI/VG)**

Agent Comments

 3  2  2

**Price:** \$1,105,000

**Method:** Private Sale

**Date:** 27/02/2024

**Property Type:** House (Res)

**Land Size:** 662 sqm approx



**12 Grose Ct CROYDON HILLS 3136 (REI/VG)**

Agent Comments

 4  2  2

**Price:** \$1,050,000

**Method:** Auction Sale

**Date:** 16/12/2023

**Property Type:** House (Res)

**Land Size:** 718 sqm approx

Account - Jellis Craig | P: 03 9870 6211



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