

# 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 62 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 \$850,000 & \$900,000

### Median sale price

Median price \$1,200,000 Property Type House Suburb Croydon Hills

Period - From 01/01/2024 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	18 Ann St CROYDON 3136	\$890,000	01/03/2024
2	17 Tarwin Dr CROYDON HILLS 3136	\$875,000	26/01/2024
3	1 Tambo Cl CROYDON HILLS 3136	\$830,000	19/04/2024

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: 11/06/2024 14:39



 3  1  2

**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$850,000 - \$900,000

**Median House Price**

March quarter 2024: \$1,200,000

## Comparable Properties



**18 Ann St CROYDON 3136 (REI/VG)**

Agent Comments

 3  1  -

**Price:** \$890,000

**Method:** Private Sale

**Date:** 01/03/2024

**Property Type:** House

**Land Size:** 788 sqm approx

**17 Tarwin Dr CROYDON HILLS 3136 (VG)**

Agent Comments

 3  -  -

**Price:** \$875,000

**Method:** Sale

**Date:** 26/01/2024

**Property Type:** House (Res)

**Land Size:** 648 sqm approx



**1 Tambo Ct CROYDON HILLS 3136 (REI)**

Agent Comments

 3  1  1

**Price:** \$830,000

**Method:** Private Sale

**Date:** 19/04/2024

**Property Type:** House

Account - Jellis Craig | P: 03 9726 8888