

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

8 Tarwin Drive, Croydon Hills Vic 3136

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$995,000 & \$1,090,000

Median sale price

Median price \$1,231,500 Property Type House Suburb Croydon Hills

Period - From 11/06/2023 to 10/06/2024 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	3 Ashcombe Dr RINGWOOD 3134	\$1,007,000	27/04/2024
2	6 Paddlewheeler Pkt CROYDON NORTH 3136	\$1,005,000	27/03/2024
3	3 Dalehead Ct CROYDON HILLS 3136	\$1,000,000	20/02/2024

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 17:00



 3  - 

Property Type: House (Previously Occupied - Detached)
Land Size: 680 sqm approx
 Agent Comments

Indicative Selling Price
 \$995,000 - \$1,090,000
Median House Price
 11/06/2023 - 10/06/2024: \$1,231,500

Comparable Properties



3 Ashcombe Dr RINGWOOD 3134 (REI)

Agent Comments

 4  2  2

Price: \$1,007,000
Method: Auction Sale
Date: 27/04/2024
Property Type: House (Res)
Land Size: 654 sqm approx



6 Paddle Wheeler Pkt CROYDON NORTH 3136 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,005,000
Method: Private Sale
Date: 27/03/2024
Property Type: House
Land Size: 671 sqm approx



3 Dalehead Ct CROYDON HILLS 3136 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,000,000
Method: Private Sale
Date: 20/02/2024
Property Type: House
Land Size: 673 sqm approx

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