

# 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 9 Golden Ridge 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 \$900,000 & \$950,000

### 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	14 Eskdale Dr CROYDON HILLS 3136	\$980,000	19/03/2024
2	13a Richards Av CROYDON 3136	\$923,000	22/01/2024
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: 08/07/2024 11:07

9 Golden Ridge Drive, Croydon Hills Vic 3136

**Jellis  
Craig**

Joseph Corsi

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**Indicative Selling Price**

\$900,000 - \$950,000

**Median House Price**

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



 3    2    2

**Property Type:** House

**Land Size:** 482 sqm approx

**Agent Comments**

## Comparable Properties



**14 Eskdale Dr CROYDON HILLS 3136 (REI/VG)**   **Agent Comments**

 3    2    2

**Price:** \$980,000

**Method:** Private Sale

**Date:** 19/03/2024

**Property Type:** House (Res)

**Land Size:** 685 sqm approx



**13a Richards Av CROYDON 3136 (REI/VG)**   **Agent Comments**

 4    2    2

**Price:** \$923,000

**Method:** Private Sale

**Date:** 22/01/2024

**Property Type:** House

**Land Size:** 499 sqm approx

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 - Jellis Craig** | P: 03 9870 6211



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