



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address (including Suburb and postcode)

13 Edwina Court, CROYDON HILLS, 3136

Indicative selling price

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

Single Price

or range between

\$850,000

&

\$930,000

Median sale price

Median price

\$906,500

Property type

House

Suburb

CROYDON HILLS, 3136

Period from

30/11/2016

to

20/12/2017

Source

Data supplied by RP Data Pty Ltd trading as CoreLogic

Comparable property sale

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

12 Oxford Close, CROYDON HILLS, 3136 Victoria

\$900,000

29/04/2017

26 Kelly Court, WARRANWOOD, 3134 Victoria

\$945,000

15/08/2017

48 Settlers Hill Crescent, CROYDON HILLS, 3136 Victoria

\$958,000

20/05/2017