

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

66 Settlers Hill Crescent, Croydon Hills Vic 3136

Indicative selling price

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

Range between \$840,000 & \$924,000

Median sale price

Median price \$1,020,000 Property Type House Suburb Croydon Hills

Period - From 01/07/2020 to 30/06/2021 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	12 Ann St CROYDON 3136	\$880,000	10/07/2021
2	2 Dargo CI CROYDON HILLS 3136	\$880,000	16/07/2021
3	74 Langdale Dr CROYDON HILLS 3136	\$820,000	30/06/2021

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:

23/08/2021 16:49



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Rooms: 5
Property Type: House (Res)
Land Size: 699 sqm approx
 Agent Comments

Indicative Selling Price
 \$840,000 - \$924,000
Median House Price
 Year ending June 2021: \$1,020,000

Comparable Properties



12 Ann St CROYDON 3136 (REI)

Agent Comments

 3  1  1

Price: \$880,000
Method: Auction Sale
Date: 10/07/2021
Property Type: House (Res)
Land Size: 854 sqm approx



2 Dargo CI CROYDON HILLS 3136 (REI)

Agent Comments

 3  2  2

Price: \$880,000
Method: Private Sale
Date: 16/07/2021
Property Type: House
Land Size: 662 sqm approx



74 Langdale Dr CROYDON HILLS 3136 (REI)

Agent Comments

 3  1  1

Price: \$820,000
Method: Private Sale
Date: 30/06/2021
Property Type: House (Res)
Land Size: 639 sqm approx

Account - Philip Webb