

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

1 Bowness Court, Croydon Hills Vic 3136

Indicative selling price

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

Range between \$1,180,000 & \$1,280,000

Median sale price

Median price \$1,191,000 Property Type House Suburb Croydon Hills

Period - From 01/10/2023 to 30/09/2024 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	57 Bemboka Rd WARRANWOOD 3134	\$1,200,000	14/08/2024
2	11 Lyric Ct WARRANWOOD 3134	\$1,275,000	23/07/2024
3	9 Wilton Cl CROYDON NORTH 3136	\$1,215,000	12/06/2024

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:

21/10/2024 14:59

Brent Peters
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Indicative Selling Price

\$1,180,000 - \$1,280,000

Median House Price

Year ending September 2024: \$1,191,000



 4  2  5

Rooms: 6

Property Type: House (Res)

Land Size: 848 sqm approx

Agent Comments

Comparable Properties



57 Bemboka Rd WARRANWOOD 3134 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,200,000

Method: Private Sale

Date: 14/08/2024

Property Type: House (Res)

Land Size: 895 sqm approx



11 Lyric Ct WARRANWOOD 3134 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,275,000

Method: Private Sale

Date: 23/07/2024

Property Type: House (Res)

Land Size: 650 sqm approx



9 Wilton Ct CROYDON NORTH 3136 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,215,000

Method: Private Sale

Date: 12/06/2024

Property Type: House

Land Size: 804 sqm approx