Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Including suburb and	
postcode	

Indicative selling price

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

Range between \$360,000	&	\$396,000
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Median sale price

Median price	\$675,000	Pro	perty Type U	nit		Suburb	Croydon
Period - From	01/01/2021	to	31/03/2021	So	ource	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

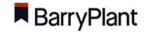
Add	dress of comparable property	Price	Date of sale
1	16/13-15 Hewish Rd CROYDON 3136	\$398,000	02/03/2021
2	33/13-15 Hewish Rd CROYDON 3136	\$393,000	11/01/2021
3	8/13-15 Hewish Rd CROYDON 3136	\$385,000	10/03/2021

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	23/04/2021 15:58









Rooms: 3

Property Type: Apartment **Agent Comments**

Indicative Selling Price \$360,000 - \$396,000 **Median Unit Price** March quarter 2021: \$675,000

Comparable Properties



16/13-15 Hewish Rd CROYDON 3136 (REI)

Price: \$398,000 Method: Private Sale Date: 02/03/2021

Property Type: Apartment

Agent Comments



33/13-15 Hewish Rd CROYDON 3136 (REI/VG)

Price: \$393,000 Method: Private Sale Date: 11/01/2021

Method: Private Sale

Property Type: Apartment

Agent Comments



8/13-15 Hewish Rd CROYDON 3136 (REI)

Price: \$385,000

Date: 10/03/2021 Property Type: Townhouse (Single) Agent Comments

Account - Barry Plant | P: 03 9725 9855 | F: 03 9725 2454



