

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

27 William Road, Croydon Vic 3136

Indicative selling price

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

Range between \$690,000

&

\$730,000

Median sale price

Median price \$650,000

Property Type Unit

Suburb Croydon

Period - From 01/04/2023

to

30/06/2023

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	6 Silverley Rd CROYDON 3136	\$740,000	08/06/2023
2	235/67 Maroondah Hwy CROYDON 3136	\$710,000	29/05/2023
3	11/18-20 Hull Rd CROYDON 3136	\$683,000	03/06/2023

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:

09/08/2023 08:44



Property Type: House (Res)

Land Size: 302 sqm approx

Agent Comments

Comparable Properties



6 Silverley Rd CROYDON 3136 (REI/VG)

Agent Comments



Price: \$740,000

Method: Private Sale

Date: 08/06/2023

Property Type: House

Land Size: 481 sqm approx

235/67 Maroondah Hwy CROYDON 3136 (VG)

Agent Comments



Price: \$710,000

Method: Sale

Date: 29/05/2023

Property Type: Retirement Village Individual Flat/Unit



11/18-20 Hull Rd CROYDON 3136 (REI)

Agent Comments



Price: \$683,000

Method: Auction Sale

Date: 03/06/2023

Property Type: Unit

Land Size: 321 sqm approx