

# 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

14 Parry Street, Croydon Vic 3136

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$750,000

&

\$800,000

### Median sale price

Median price \$671,000

Property Type Unit

Suburb Croydon

Period - From 01/10/2022

to

31/12/2022

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.~~

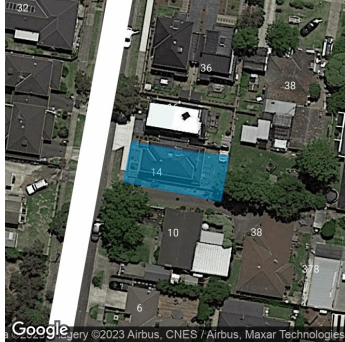
	Address of comparable property	Price	Date of sale
1	9/57 Bayswater Rd CROYDON 3136	\$818,000	13/02/2023
2	3/6 Haig St CROYDON 3136	\$750,000	11/11/2022
3			

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:

11/04/2023 11:55



 3  2  1

**Property Type:** Townhouse

Agent Comments

**Indicative Selling Price**

\$750,000 - \$800,000

**Median Unit Price**

December quarter 2022: \$671,000

## Comparable Properties



**9/57 Bayswater Rd CROYDON 3136 (REI/VG)**

Agent Comments

 3  2  2

**Price:** \$818,000

**Method:** Private Sale

**Date:** 13/02/2023

**Property Type:** Townhouse (Single)

**Land Size:** 213 sqm approx



**3/6 Haig St CROYDON 3136 (REI/VG)**

Agent Comments

 4  2  2

**Price:** \$750,000

**Method:** Private Sale

**Date:** 11/11/2022

**Property Type:** Townhouse (Single)

**Land Size:** 232 sqm approx

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.