

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

33/13-15 HEWISH ROAD CROYDON VIC 3136

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$390,000

&

\$429,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$686,000

Property type

Unit

Suburb

Croydon

Period-from

01 Oct 2023

to

30 Sep 2024

Source

Corelogic

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 6 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

6/78 CROYDON ROAD CROYDON VIC 3136	\$410,000	26-Sep-24
G01/291 MT DANDENONG ROAD CROYDON VIC 3136	\$473,000	-
65/13-15 HEWISH ROAD CROYDON VIC 3136	\$395,000	07-Jun-24

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 6 months.~~

This Statement of Information was prepared on: 15 October 2024



**6/78 CROYDON ROAD CROYDON
VIC 3136**

Sold Price

^{RS}

\$410,000

Sold Date

26-Sep-24

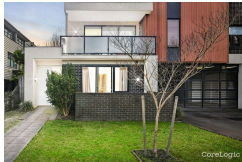
2

1

1

Distance

0.83km



**G01/291 MT DANDENONG ROAD
CROYDON VIC 3136**

Sold Price

\$473,000

Sold Date

-

2

1

1

Distance

-



**65/13-15 HEWISH ROAD CROYDON
VIC 3136**

Sold Price

\$395,000

Sold Date

07-Jun-24

2

1

1

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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