

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

16/10-12 Ray Street, Croydon Vic 3136

Indicative selling price

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

Range between \$430,000

&

\$460,000

Median sale price

Median price \$528,000

Property Type Unit

Suburb Croydon

Period - From 01/07/2020

to

30/09/2020

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	21/24 Croydon Rd CROYDON 3136	\$460,000	21/09/2020
2	3/212 Hull Rd MOOROOLBARK 3138	\$450,000	14/08/2020
3	9/300 Mt Dandenong Rd CROYDON 3136	\$435,000	15/07/2020

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:

30/10/2020 13:36

16/10-12 Ray Street, Croydon Vic 3136

Christopher Clerke

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Indicative Selling Price

\$430,000 - \$460,000

Median Unit Price

September quarter 2020: \$528,000



 2  1  1

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



21/24 Croydon Rd CROYDON 3136 (REI)

Agent Comments

 2  1  1

Price: \$460,000

Method: Private Sale

Date: 21/09/2020

Property Type: Townhouse (Res)



3/212 Hull Rd MOOROOLBARK 3138 (REI/VG)

Agent Comments

 2  1  1

Price: \$450,000

Method: Private Sale

Date: 14/08/2020

Property Type: Unit

9/300 Mt Dandenong Rd CROYDON 3136 (VG)

Agent Comments

 2  -  -

Price: \$435,000

Method: Sale

Date: 15/07/2020

Property Type: Flat/Unit/Apartment (Res)