

Statement of Information

Multiple residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Unit offered for sale

Address Including suburb and postcode 2,4,6/54-56 Surrey Road East, 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)

Unit type or class e.g. One bedroom units	Single price		Lower price		Higher price
4 bedroom 3 bath		Or range between	\$1,150,000	&	\$1,250,000
3 bedroom 2 bath		Or range between	\$830,000	&	\$875,000
3 bedroom 2 bath 3 WC		Or range between	\$890,000	&	\$930,000
		Or range between		&	
		Or range between		&	

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price \$650,000 Suburb Croydon

Period - From 01/07/2022 to 30/06/2023 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class

e.g. One bedroom units

	Address of comparable unit	Price	Date of sale
4 bedroom 3 bath	3 Alto Av CROYDON 3136	\$1,165,000	09/06/2023
	51a Wicklow Av CROYDON 3136	\$1,230,000	19/05/2023
	2/7 Joffre St CROYDON 3136	\$1,170,000	31/03/2023

Unit type or class

e.g. One bedroom units

	Address of comparable unit	Price	Date of sale
3 bedroom 2 bath	6 Roloran Av CROYDON 3136	\$870,000	30/08/2023
	13/20 Toorak Av CROYDON 3136	\$900,000	02/08/2023
	3/60 Bonnie View Rd CROYDON NORTH 3136	\$875,000	21/07/2023

Unit type or class

e.g. One bedroom units

	Address of comparable unit	Price	Date of sale
3 bedroom 2 bath 3 WC	6 Roloran Av CROYDON 3136	\$870,000	30/08/2023
	13/20 Toorak Av CROYDON 3136	\$900,000	02/08/2023
	66a Yarra Rd CROYDON NORTH 3136	\$900,000	08/06/2023

Unit type or class

e.g. One bedroom units

	Address of comparable unit	Price	Date of sale

Unit type or class

e.g. One bedroom units

	Address of comparable unit	Price	Date of sale

OR

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

This Statement of Information was prepared on:

12/09/2023 16:31