

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

2/13 Niel Street, Croydon Vic 3136

Indicative selling price

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

Range between \$690,000

&

\$740,000

Median sale price

Median price \$662,000

Property Type Unit

Suburb Croydon

Period - From 01/10/2021

to 31/12/2021

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	1/338 Mt Dandenong Rd CROYDON 3136	\$740,000	20/10/2021
2	3/290 Maroondah Hwy CROYDON 3136	\$736,000	11/12/2021
3	10 Premier CI MOOROOLBARK 3138	\$720,000	29/09/2021

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:

27/02/2022 18:34



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Property Type: Unit
Agent Comments

Indicative Selling Price
\$690,000 - \$740,000
Median Unit Price
December quarter 2021: \$662,000

Comparable Properties



1/338 Mt Dandenong Rd CROYDON 3136 (VG) **Agent Comments**

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Price: \$740,000
Method: Sale
Date: 20/10/2021
Property Type: Flat/Unit/Apartment (Res)

3/290 Maroondah Hwy CROYDON 3136 (REI/VG) **Agent Comments**

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Price: \$736,000
Method: Auction Sale
Date: 11/12/2021
Property Type: Unit
Land Size: 314 sqm approx

10 Premier CI MOOROOLBARK 3138 (VG) **Agent Comments**

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Price: \$720,000
Method: Sale
Date: 29/09/2021
Property Type: Flat/Unit/Apartment (Res)

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