## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 2/13 Niel Street, Croydon Vic 3136

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$690,000		&		\$740,000			
Median sale pr	rice							
Median price	\$662,000	Pro	operty Type	Unit			Suburb	Croydon
Period - From	01/10/2021	to	31/12/2021		So	urce	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.

Ade	dress 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









**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



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



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



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

Account - Barry Plant | P: 03 9725 9855 | F: 03 9725 2454



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