## Statement of Information

# Single residential property located in the Melbourne metropolitan area

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

Property	offered	for sale
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Address Including suburb and postcode	

#### Indicative selling price

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

64,950

#### Median sale price

Median price \$695,000	Pr	operty Type Un	it		Suburb	Croydon
Period - From 01/01/2022	to	31/03/2022	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.

#### Address of comparable property

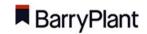
Address of comparable property		Price	Date of sale
1	3/10-12 Ray St CROYDON 3136	\$565,000	22/04/2022
2	2/10 Bayswater Rd CROYDON 3136	\$560,000	02/02/2022
3	1/70 Lusher Rd CROYDON 3136	\$545,000	28/04/2022

#### OR

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

This Statement of Information was prepared on:	25/06/2022 12:27













Property Type: Townhouse

**Agent Comments** 

**Indicative Selling Price** \$564,950 **Median Unit Price** 

March quarter 2022: \$695,000

# Comparable Properties



3/10-12 Ray St CROYDON 3136 (REI)





**Agent Comments** 

Price: \$565,000 Method: Private Sale Date: 22/04/2022 Property Type: Unit

Land Size: 147 sqm approx



2/10 Bayswater Rd CROYDON 3136 (VG)







Price: \$560,000 Method: Sale Date: 02/02/2022

Property Type: Flat/Unit/Apartment (Res)

Agent Comments



1/70 Lusher Rd CROYDON 3136 (REI)





Price: \$545,000 Method: Private Sale Date: 28/04/2022 Property Type: Unit

Land Size: 141 sqm approx

Agent Comments

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



