# 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<br>Including suburb and postcode | 11/102-108 Croydon Road, Croydon Vic 3136 |

## Indicative selling price

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

Single price | $584,500

## Median sale price

| Median price | $695,000 | Property Type | Unit | Suburb | Croydon |
|---|---|---|---|---|---|
| Period - From | 01/01/2022 | to | 31/03/2022 | 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   2/70 Hewish Rd CROYDON 3136 | $610,000 | 02/03/2022 |
| 2   3/10-12 Ray St CROYDON 3136 | $565,000 | 22/04/2022 |
| 3   223/67 Maroondah Hwy CROYDON 3136 | $550,000 | 07/03/2022 |

**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: | 27/06/2022 08:05

CONSUMER AFFAIRS VICTORIA

# 11/102-108 Croydon Road, Croydon Vic 3136

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🛏 **2**　🛁 **1**　🚗 **1**

**Property Type:** Unit
**Land Size:** 200 sqm approx

Agent Comments

**Indicative Selling Price**
$584,500
**Median Unit Price**
March quarter 2022: $695,000

# Comparable Properties



### 2/70 Hewish Rd CROYDON 3136 (VG)

🛏 **2**　🛁 **-**　🚗 **-**

**Price:** $610,000
**Method:** Sale
**Date:** 02/03/2022
**Property Type:** Strata Unit/Flat

Agent Comments



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

🛏 **2**　🛁 **1**　🚗 **1**

**Price:** $565,000
**Method:** Private Sale
**Date:** 22/04/2022
**Property Type:** Unit
**Land Size:** 147 sqm approx

Agent Comments

### 223/67 Maroondah Hwy CROYDON 3136 (VG)

🛏 **2**　🛁 **-**　🚗 **-**

**Price:** $550,000
**Method:** Sale
**Date:** 07/03/2022
**Property Type:** Retirement Village Individual
Flat/Unit

Agent Comments

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**Account** - Professionals Croydon　|　P: 03 9725 0000　|　F: 03 9725 7354