

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

3/54 Hewish Road, Croydon Vic 3136

Indicative selling price

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

Range between \$460,000 & \$480,000

Median sale price

Median price \$671,000 Property Type Unit Suburb Croydon

Period - From 01/01/2022 to 31/12/2022 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	3/7 Laird St CROYDON 3136	\$489,000	14/12/2022
2	2/293 Mt Dandenong Rd CROYDON 3136	\$480,000	16/02/2023
3	1/15 Ervin Rd KILSYTH 3137	\$475,000	28/11/2022

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:

07/03/2023 12:20



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Property Type: Unit
Land Size: 134 sqm approx
Agent Comments

Indicative Selling Price
\$460,000 - \$480,000
Median Unit Price
Year ending December 2022: \$671,000

Comparable Properties



3/7 Laird St CROYDON 3136 (REI/VG)

Agent Comments

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Price: \$489,000
Method: Private Sale
Date: 14/12/2022
Property Type: Unit



2/293 Mt Dandenong Rd CROYDON 3136 (REI) **Agent Comments**

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Price: \$480,000
Method: Private Sale
Date: 16/02/2023
Property Type: Unit
Land Size: 164 sqm approx



1/15 Ervin Rd KILSYTH 3137 (REI/VG)

Agent Comments

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Price: \$475,000
Method: Private Sale
Date: 28/11/2022
Property Type: Unit