

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

4/21-23 Surrey Road West, Croydon Vic 3136

Indicative selling price

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

Range between \$750,000 & \$790,000

Median sale price

Median price \$807,500 Property Type House Suburb Croydon

Period - From 01/10/2020 to 31/12/2020 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	15A St Georges Cr CROYDON 3136	\$770,000	12/01/2021
2	1/123 Maroondah Hwy CROYDON 3136	\$770,000	19/02/2021
3	1/3 Richards Av CROYDON 3136	\$755,000	15/12/2020

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:

22/03/2021 10:36

4/21-23 Surrey Road West, Croydon Vic 3136

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Indicative Selling Price

\$750,000 - \$790,000

Median House Price

December quarter 2020: \$807,500



 3  2  2

Property Type: Unit

Agent Comments

Comparable Properties



15A St Georges Cr CROYDON 3136 (REI/VG)

Agent Comments

 3  2  2

Price: \$770,000

Method: Private Sale

Date: 12/01/2021

Property Type: House

Land Size: 293 sqm approx



1/123 Maroondah Hwy CROYDON 3136 (REI)

Agent Comments

 3  2  2

Price: \$770,000

Method: Private Sale

Date: 19/02/2021

Property Type: Townhouse (Single)



1/3 Richards Av CROYDON 3136 (REI/VG)

Agent Comments

 3  2  2

Price: \$755,000

Method: Private Sale

Date: 15/12/2020

Property Type: Townhouse (Single)

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