

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

6/69 Hewish Road, Croydon Vic 3136

Indicative selling price

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

Range between \$400,000

&

\$440,000

Median sale price

Median price \$581,250

Property Type Unit

Suburb Croydon

Period - From 01/10/2019

to 30/09/2020

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	3/147-149 Maroondah Hwy CROYDON 3136	\$447,000	05/08/2020
2	5/12-14 Jackson St CROYDON 3136	\$437,500	20/08/2020
3	9/300 Mt Dandenong Rd CROYDON 3136	\$435,000	15/07/2020

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:

19/10/2020 13:23

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Property Type: unit
Land Size: 106 sqm approx
Agent Comments
Original condition neat and tidy rear unit

Indicative Selling Price
\$400,000 - \$440,000
Median Unit Price
Year ending September 2020: \$581,250

Comparable Properties



3/147-149 Maroondah Hwy CROYDON 3136 (REI/VG)

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Price: \$447,000
Method: Private Sale
Date: 05/08/2020
Rooms: 3
Property Type: Unit

Agent Comments
Renovated Unit. Similar size



5/12-14 Jackson St CROYDON 3136 (REI/VG)

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Price: \$437,500
Method: Private Sale
Date: 20/08/2020
Property Type: Unit

Agent Comments
Laundry and Bathroom combined. New carpet.



9/300 Mt Dandenong Rd CROYDON 3136 (VG)

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Price: \$435,000
Method: Sale
Date: 15/07/2020
Property Type: Flat/Unit/Apartment (Res)

Agent Comments
Similar sized unit in a larger complex, located on the corner of Dorset and Mt Dandenong rd.
Kitchen Updated