### 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	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betweer	\$400,000		&		\$440,000			
Median sale pr	rice							
Median price	\$581,250	Pro	operty Type	Unit			Suburb	Croydon
Period - From	01/10/2019	to	30/09/2020		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.

Add	dress 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



# BarryPlant





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

Carl Payne 0397353300 0413589800 cpayne@barryplant.com.au

**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)



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)

Agent Comments Laundry and Bathroom combined. New carpet.



Price: \$437.500 Method: Private Sale

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Date: 20/08/2020 Property Type: Unit

9/300 Mt Dandenong Rd CROYDON 3136 (VG)



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

Account - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.