

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

4/26-28 Surrey Road West, Croydon Vic 3136

Indicative selling price

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

Range between \$575,000

&

\$600,000

Median sale price

Median price \$675,000

Property Type Unit

Suburb Croydon

Period - From 01/01/2021

to 31/03/2021

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	3/379 Dorset Rd CROYDON 3136	\$595,000	29/01/2021
2	9/5-7 Bayswater Rd CROYDON 3136	\$585,000	15/02/2021
3	17/355 Dorset Rd CROYDON 3136	\$571,200	08/03/2021

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:

20/05/2021 17:06

4/26-28 Surrey Road West, Croydon Vic 3136

Brent Earney

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Indicative Selling Price

\$575,000 - \$600,000

Median Unit Price

March quarter 2021: \$675,000



Property Type:

Flat/Unit/Apartment (Res)

Agent Comments

Comparable Properties

3/379 Dorset Rd CROYDON 3136 (VG)

Agent Comments



Price: \$595,000

Method: Sale

Date: 29/01/2021

Property Type: Flat/Unit/Apartment (Res)



9/5-7 Bayswater Rd CROYDON 3136 (REI)

Agent Comments



Price: \$585,000

Method: Private Sale

Date: 15/02/2021

Property Type: Unit



17/355 Dorset Rd CROYDON 3136 (REI/VG)

Agent Comments



Price: \$571,200

Method: Private Sale

Date: 08/03/2021

Property Type: Unit

Land Size: 162 sqm approx

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