# 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	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	ו \$575,000		&		\$600,000			
Median sale pr	rice							
Median price	\$675,000	Pro	operty Type	Unit			Suburb	Croydon
Period - From	01/01/2021	to	31/03/2021		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.

Ade	dress 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





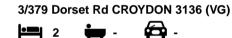


**Property Type:** Flat/Unit/Apartment (Res) Agent Comments

Brent Earney 9725 0000 0409 726 136 brentearney@methven.com.au

**Indicative Selling Price** \$575,000 - \$600,000 **Median Unit Price** March quarter 2021: \$675,000

# **Comparable Properties**



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

Agent Comments





Price: \$585,000 Method: Private Sale Date: 15/02/2021 Property Type: Unit

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





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





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.