

# 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

2a Springfield Avenue, Croydon Vic 3136

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$650,000

### 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 | 2/26 Haig St CROYDON 3136      | \$650,000 | 11/03/2021   |
| 2 | 5/1 McIlraith Ct CROYDON 3136  | \$660,000 | 26/02/2021   |
| 3 | 3/26-28 Leigh Rd CROYDON 3136  | \$670,000 | 16/02/2021   |

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:

29/06/2021 13:47



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$650,000  
**Median Unit Price**  
March quarter 2021: \$675,000

## Comparable Properties



**2/26 Haig St CROYDON 3136 (REI/VG)**

Agent Comments



**Price:** \$650,000  
**Method:** Private Sale  
**Date:** 11/03/2021  
**Property Type:** Unit  
**Land Size:** 188 sqm approx



**5/1 McIlraith Ct CROYDON 3136 (REI)**

Agent Comments



**Price:** \$660,000  
**Method:** Private Sale  
**Date:** 26/02/2021  
**Property Type:** Townhouse (Single)



**3/26-28 Leigh Rd CROYDON 3136 (REI/VG)**

Agent Comments



**Price:** \$670,000  
**Method:** Private Sale  
**Date:** 16/02/2021  
**Property Type:** Unit  
**Land Size:** 281 sqm approx