

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

3/26-28 Leigh Road, Croydon Vic 3136

Indicative selling price

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

Range between \$630,000 & \$670,000

Median sale price

Median price \$605,000

Property Type Unit

Suburb Croydon

Period - From 01/10/2020

to 31/12/2020

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	1a Ray St CROYDON 3136	\$667,100	19/01/2021
2	1/7-9 Vernon St CROYDON 3136	\$665,500	07/12/2020
3	33 Taronga Cr CROYDON 3136	\$650,000	02/08/2020

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:

27/01/2021 15:25

3/26-28 Leigh Road, Croydon Vic 3136

Miles Howell

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Indicative Selling Price

\$630,000 - \$670,000

Median Unit Price

December quarter 2020: \$605,000



 2  1  2

Property Type: House (Res)

Agent Comments

Comparable Properties



1a Ray St CROYDON 3136 (REI)

Agent Comments

 3  2  -

Price: \$667,100

Method: Private Sale

Date: 19/01/2021

Property Type: House

Land Size: 406 sqm approx



1/7-9 Vernon St CROYDON 3136 (REI)

Agent Comments

 2  1  1

Price: \$665,500

Method: Private Sale

Date: 07/12/2020

Property Type: Unit

33 Taronga Cr CROYDON 3136 (VG)

Agent Comments

 2  -  -

Price: \$650,000

Method: Sale

Date: 02/08/2020

Property Type: House (Res)

Land Size: 882 sqm approx