

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

7-21/23 Surrey Road West, Croydon Vic 3136

Indicative selling price

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

Range between \$640,000 & \$660,000

Median sale price

Median price \$610,000 Property Type Unit Suburb Croydon

Period - From 01/04/2020 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	3/359 Maroondah Hwy CROYDON NORTH 3136	\$642,000	29/04/2021
2	30b Central Av MOOROOLBARK 3138	\$641,000	23/03/2021
3	2/26 Haig St CROYDON 3136	\$650,000	11/03/2021

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:

24/06/2021 13:46

 2  1  1

Property Type: Townhouse
(Single)

Land Size: 178 sqm approx

[Agent Comments](#)

Indicative Selling Price

\$640,000 - \$660,000

Median Unit Price

Year ending March 2021: \$610,000

Comparable Properties



3/359 Maroondah Hwy CROYDON NORTH 3136 [Agent Comments](#)
(REI/VG)

 2  1  2

Price: \$642,000

Method: Private Sale

Date: 29/04/2021

Property Type: Unit

Land Size: 220 sqm approx



30b Central Av MOOROOLBARK 3138 (REI/VG) [Agent Comments](#)

 2  1  1

Price: \$641,000

Method: Private Sale

Date: 23/03/2021

Property Type: House

Land Size: 377 sqm approx



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

[Agent Comments](#)

 2  1  1

Price: \$650,000

Method: Private Sale

Date: 11/03/2021

Property Type: Unit

Land Size: 188 sqm approx