

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

4/134 Croydon Road, Croydon Vic 3136

Indicative selling price

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

Range between

\$685,000

&

\$725,000

Median sale price

Median price

\$700,000

Property Type

Unit

Suburb

Croydon

Period - From

01/10/2023

to

31/12/2023

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	1/317 Dorset Rd CROYDON 3136	\$750,000	02/09/2023
2	1b Arthur Pl CROYDON 3136	\$720,000	06/01/2024
3			

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:

31/01/2024 09:37

4/134 Croydon Road, Croydon Vic 3136

Brent Earney

9725 0000

0409 726 136

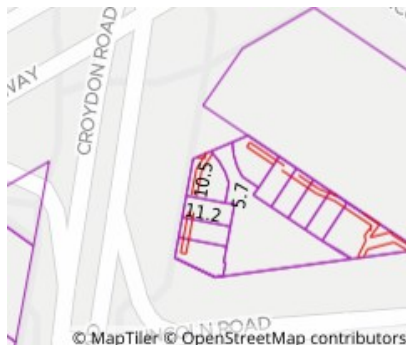
brentearney@methven.com.au

Indicative Selling Price

\$685,000 - \$725,000

Median Unit Price

December quarter 2023: \$700,000



Rooms: 8

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



1/317 Dorset Rd CROYDON 3136 (REI/VG)

Agent Comments



Price: \$750,000

Method: Private Sale

Date: 02/09/2023

Property Type: Townhouse (Single)



1b Arthur PI CROYDON 3136 (REI)

Agent Comments



Price: \$720,000

Method: Private Sale

Date: 06/01/2024

Property Type: Townhouse (Single)

Land Size: 180 sqm approx

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.

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