

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 72/13-15 Hewish Road, Croydon Vic 3136

Indicative selling price

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

Range between \$380,000 & \$410,000

Median sale price

Median price \$691,800 Property Type Unit Suburb Croydon

Period - From 01/07/2024 to 30/09/2024 Source REIV

Comparable property sales (*Delete A or B below as applicable)

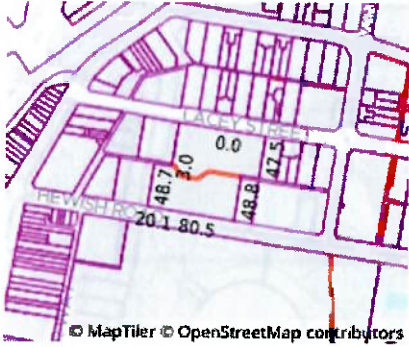
~~A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

	Address of comparable property	Price	Date of sale
1	212/211 Mt Dandenong Rd CROYDON 3136	\$410,000	31/05/2024
2	56/13-15 Hewish Rd CROYDON 3136	\$405,000	09/05/2024
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: 14/10/2024 13:37



Rooms: 3
Property Type: Strata Unit/Flat
 Agent Comments

Indicative Selling Price

\$380,000 - \$410,000

Median Unit Price

September quarter 2024: \$691,800

Comparable Properties



212/211 Mt Dandenong Rd CROYDON 3136 (REI/VG)

Agent Comments



Price: \$410,000
Method: Private Sale
Date: 31/05/2024
Property Type: Apartment



56/13-15 Hewish Rd CROYDON 3136 (REI)

Agent Comments



Price: \$405,000
Method: Private Sale
Date: 09/05/2024
Property Type: Apartment

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 - Woodards | P: 0390563899