

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

unit 2/3 Haig Street, Croydon Vic 3136

Indicative selling price

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

Range between

\$730,000

&

\$790,000

Median sale price

Median price

\$790,500

Property Type

Townhouse

Suburb

Croydon

Period - From

21/11/2022

to

20/11/2023

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	4/16 Gordon St CROYDON 3136	\$770,000	16/11/2023
2	4/24 Bayswater Rd CROYDON 3136	\$757,000	12/09/2023
3	1/317 Dorset Rd CROYDON 3136	\$750,000	02/09/2023

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:

21/11/2023 18:13



Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$730,000 - \$790,000

Median Townhouse Price

21/11/2022 - 20/11/2023: \$790,500

Comparable Properties



4/16 Gordon St CROYDON 3136 (REI)

Agent Comments

 3  2  2

Price: \$770,000

Method: Auction Sale

Date: 16/11/2023

Property Type: Unit

Land Size: 293 sqm approx



4/24 Bayswater Rd CROYDON 3136 (REI)

Agent Comments

 3  2  2

Price: \$757,000

Method: Private Sale

Date: 12/09/2023

Property Type: Townhouse (Single)



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

Agent Comments

 3  2  2

Price: \$750,000

Method: Private Sale

Date: 02/09/2023

Property Type: Townhouse (Single)