# Statement of Information

# Single residential property located in the Melbourne metropolitan area

# Section 47AF of the Estate Agents Act 1980

Price

<b>Property</b>	offered	for sale
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Address	7/4-6 Alfrick Road, Croydon Vic 3136
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$480,000 &	\$505,000
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#### Median sale price

Median price	\$670,000	Pro	perty Type	Jnit		Suburb	Croydon
Period - From	01/04/2021	to	30/06/2021	S	ource	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

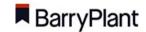
1	104/296 Mt Dandenong Rd CROYDON 3136	\$500,000	03/08/2021
2	207/4-6 Alfrick Rd CROYDON 3136	\$485,000	31/08/2021
3			

#### 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.



Date of sale



Nathan Hick 03 9725 9855 0433 894 433 nhick@barryplant.com.au

**Indicative Selling Price** \$480,000 - \$505,000 **Median Unit Price** 

June quarter 2021: \$670,000



# Comparable Properties



104/296 Mt Dandenong Rd CROYDON 3136

**Agent Comments** 

(REI) **-**2

Price: \$500,000 Method: Private Sale Date: 03/08/2021

Property Type: Apartment

**Agent Comments** 



207/4-6 Alfrick Rd CROYDON 3136 (REI)





**Agent Comments** 

Date: 31/08/2021 Property Type: Unit

**1** 2

Price: \$485,000 Method: Private Sale

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.

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