

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

1/75 Eastfield Road, Croydon Vic 3136

Indicative selling price

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

Single price

\$599,950

Median sale price

Median price

\$605,000

Property Type

Unit

Suburb

Croydon

Period - From

01/10/2020

to

31/12/2020

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	2/75 Eastfield Rd CROYDON 3136	\$590,000	27/01/2021
2	2/14 Branch Rd BAYSWATER NORTH 3153	\$580,000	21/10/2020
3	1/92 Mt Dandenong Rd RINGWOOD EAST 3135	\$572,888	14/10/2020

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:

20/04/2021 06:40



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Property Type: Unit
Agent Comments

Indicative Selling Price
\$599,950
Median Unit Price
December quarter 2020: \$605,000

Comparable Properties



2/75 Eastfield Rd CROYDON 3136 (REI/VG)

Agent Comments

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Price: \$590,000
Method: Private Sale
Date: 27/01/2021
Property Type: Unit
Land Size: 387 sqm approx



2/14 Branch Rd BAYSWATER NORTH 3153 (REI/VG)

Agent Comments

 2  1  2

Price: \$580,000
Method: Private Sale
Date: 21/10/2020
Rooms: 4
Property Type: Unit



1/92 Mt Dandenong Rd RINGWOOD EAST 3135 (VG)

Agent Comments

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Price: \$572,888
Method: Sale
Date: 14/10/2020
Property Type: Flat/Unit/Apartment (Res)