Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

2-4 Arthur Place, Croydon Vic 3136
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Indicative selling price

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

Range between \$790,000 &	\$830,000
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Median sale price

Median price	\$760,000	Pro	perty Type	House		Suburb	Croydon
Period - From	01/01/2020	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

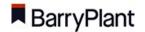
Add	dress of comparable property	Price	Date of sale
1	15A Abraham Dr CROYDON 3136	\$825,000	27/11/2020
2	1/51 Newman Rd CROYDON 3136	\$820,000	02/12/2020
3	2/10 Ryland Av CROYDON 3136	\$810,000	22/01/2021

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	18/03/2021 15:52











Property Type: Agent Comments

Indicative Selling Price \$790,000 - \$830,000 **Median House Price** Year ending December 2020: \$760,000

Comparable Properties



15A Abraham Dr CROYDON 3136 (REI/VG)

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– 2

4 2

Price: \$825,000 Method: Private Sale Date: 27/11/2020 Property Type: House Agent Comments

1/51 Newman Rd CROYDON 3136 (VG)



Price: \$820,000 Method: Sale Date: 02/12/2020

Property Type: Strata Unit/Flat

Agent Comments



2/10 Ryland Av CROYDON 3136 (REI)



Price: \$810,000 Method: Private Sale Date: 22/01/2021

Property Type: Townhouse (Single)

Agent Comments

Account - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122



