

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

2/2-4 Arthur Place, Croydon Vic 3136

Indicative selling price

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

Range between \$790,000

&

\$830,000

Median sale price

Median price \$760,000

Property 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	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 comparable properties 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)

Agent Comments

 3  2  2

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

1/51 Newman Rd CROYDON 3136 (VG)

Agent Comments

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Price: \$820,000
Method: Sale
Date: 02/12/2020
Property Type: Strata Unit/Flat



2/10 Ryland Av CROYDON 3136 (REI)

Agent Comments

 3  2  2

Price: \$810,000
Method: Private Sale
Date: 22/01/2021
Property Type: Townhouse (Single)