

# 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

23 Faraday Road, Croydon South Vic 3136

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$550,000 & \$595,000

### Median sale price

Median price \$750,000 Property Type Unit Suburb Croydon South

Period - From 21/05/2020 to 20/05/2021 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	2/162-164 Railway Av RINGWOOD EAST 3135	\$600,000	17/03/2021
2	2/75 Eastfield Rd CROYDON 3136	\$590,000	27/01/2021
3	9/5-7 Bayswater Rd CROYDON 3136	\$585,000	15/02/2021

**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:

21/05/2021 08:54

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 2  1  2

**Property Type:** Townhouse  
(Single)

Agent Comments

**Indicative Selling Price**

\$550,000 - \$595,000

**Median Unit Price**

21/05/2020 - 20/05/2021: \$750,000

## Comparable Properties



**2/162-164 Railway Av RINGWOOD EAST 3135 (REI)**

Agent Comments

 2  1  1

**Price:** \$600,000

**Method:** Private Sale

**Date:** 17/03/2021

**Property Type:** Unit

**Land Size:** 162 sqm approx



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

Agent Comments

 2  1  1

**Price:** \$590,000

**Method:** Private Sale

**Date:** 27/01/2021

**Property Type:** Unit

**Land Size:** 387 sqm approx



**9/5-7 Bayswater Rd CROYDON 3136 (REI)**

Agent Comments

 2  1  1

**Price:** \$585,000

**Method:** Private Sale

**Date:** 15/02/2021

**Property Type:** Unit