Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 23 Faraday Road, Croydon South Vic 3136

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$550,000		&		\$595,000			
Median sale pi	rice							
Median price	\$750,000	Pro	operty Type	Unit			Suburb	Croydon South
Period - From	21/05/2020	to	20/05/2021		So	urce	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.

Add	dress 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



23 Faraday Road, Croydon South Vic 3136



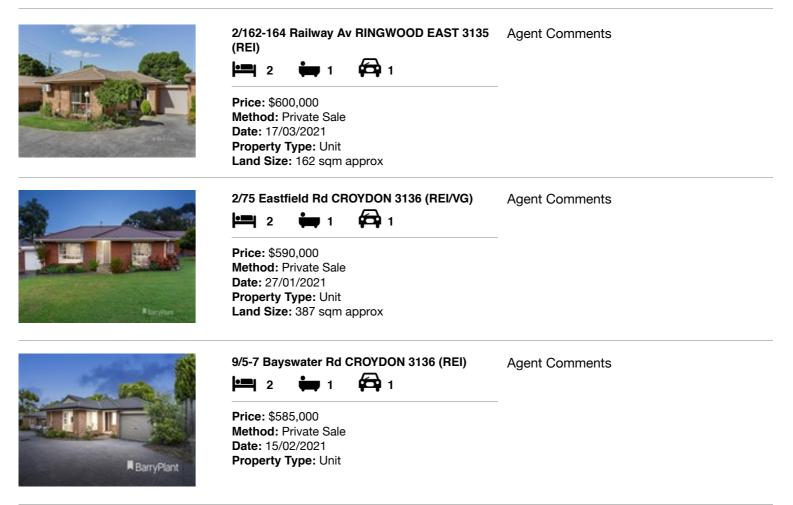




Property Type: Townhouse (Single) Agent Comments Nathan Hick 03 9725 9855 0433 894 433 nhick@barryplant.com.au

Indicative Selling Price \$550,000 - \$595,000 Median Unit Price 21/05/2020 - 20/05/2021: \$750,000

Comparable Properties



Account - Barry Plant | P: 03 9725 9855 | F: 03 9725 2454





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.