

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

6 37-39 Beaufort Road, Croydon Vic 3136

Indicative selling price

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

Range between

\$580,000

&

\$630,000

Median sale price

Median price

\$623,000

Property Type

Unit

Suburb

Croydon

Period - From

28/01/2021

to

27/01/2022

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	1/38 Carcoola Rd RINGWOOD EAST 3135	\$621,500	27/11/2021
2	3/43-45 Beaufort Rd CROYDON 3136	\$621,000	18/12/2021
3	5/40-44 Lusher Rd CROYDON 3136	\$610,000	14/01/2022

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:

28/01/2022 11:10



 2  1  1

Property Type: Unit
Agent Comments

Indicative Selling Price
\$580,000 - \$630,000
Median Unit Price
28/01/2021 - 27/01/2022: \$623,000

Comparable Properties



1/38 Carcoola Rd RINGWOOD EAST 3135 (REI) **Agent Comments**

 2  1  2

Price: \$621,500
Method: Auction Sale
Date: 27/11/2021
Property Type: Unit
Land Size: 196 sqm approx



3/43-45 Beaufort Rd CROYDON 3136 (REI) **Agent Comments**

 2  1  2

Price: \$621,000
Method: Auction Sale
Date: 18/12/2021
Rooms: 4
Property Type: Unit
Land Size: 214 sqm approx



5/40-44 Lusher Rd CROYDON 3136 (REI) **Agent Comments**

 2  1  1

Price: \$610,000
Method: Private Sale
Date: 14/01/2022
Property Type: Unit