

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

4a View Street, Croydon Vic 3136

Indicative selling price

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

Range between \$775,000

&

\$835,000

Median sale price

Median price \$678,000

Property Type Unit

Suburb Croydon

Period - From 01/04/2024

to

30/06/2024

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	5/20 Durham Rd KILSYTH 3137	\$805,000	17/06/2024
2	2/35 Lionel Cr CROYDON 3136	\$810,000	24/04/2024
3	1/318 Mt Dandenong Rd CROYDON 3136	\$815,000	19/03/2024

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:

18/09/2024 10:37

4a View Street, Croydon Vic 3136



3 2 2

Property Type: Unit
Agent Comments

Indicative Selling Price
\$775,000 - \$835,000
Median Unit Price
June quarter 2024: \$678,000

Comparable Properties



5/20 Durham Rd KILSYTH 3137 (REI/VG)

Agent Comments

3 2 2

Price: \$805,000
Method: Private Sale
Date: 17/06/2024
Property Type: Unit
Land Size: 334 sqm approx



2/35 Lionel Cr CROYDON 3136 (REI/VG)

Agent Comments

3 1 2

Price: \$810,000
Method: Private Sale
Date: 24/04/2024
Property Type: Unit



1/318 Mt Dandenong Rd CROYDON 3136 (REI/VG)

Agent Comments

3 2 1

Price: \$815,000
Method: Private Sale
Date: 19/03/2024
Property Type: Unit
Land Size: 357 sqm approx

Account - Vogl & Walpole Estate Agents | P: 03 8580 6200



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