

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

5/45-47 Cameron Road, Croydon Vic 3136

Indicative selling price

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

Range between

\$480,000

&

\$525,000

Median sale price

Median price

\$691,800

Property Type

Unit

Suburb

Croydon

Period - From

01/07/2024

to

30/09/2024

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	6/59-61 Hewish Rd CROYDON 3136	\$530,000	07/10/2024
2	1/3 Ervin Rd KILSYTH 3137	\$482,000	01/07/2024
3	1/102-108 Croydon Rd CROYDON 3136	\$525,000	24/05/2024

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:

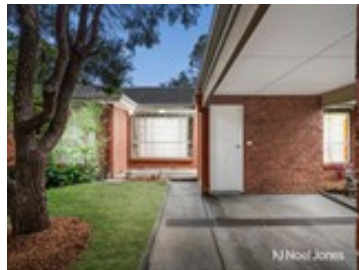
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Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$480,000 - \$525,000
Median Unit Price
September quarter 2024: \$691,800

Comparable Properties



6/59-61 Hewish Rd CROYDON 3136 (REI)

Agent Comments



Price: \$530,000
Method: Private Sale
Date: 07/10/2024
Property Type: Unit



1/3 Ervin Rd KILSYTH 3137 (REI)

Agent Comments



Price: \$482,000
Method: Private Sale
Date: 01/07/2024
Property Type: Unit



1/102-108 Croydon Rd CROYDON 3136 (REI)

Agent Comments



Price: \$525,000
Method: Private Sale
Date: 24/05/2024
Property Type: Unit