Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

11/18-20 Hull Road, Croydon Vic 3136
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Indicative selling price

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

Range between \$570,000 & \$627,000	Range between	\$570,000	&	\$627,000
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Median sale price

Median price	\$645,000	Pro	perty Type Uni	t		Suburb	Croydon
Period - From	10/04/2022	to	09/04/2023	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.

Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	2/21 Leigh Rd CROYDON 3136	\$630,000	18/03/2023
2	21/102-108 Croydon Rd CROYDON 3136	\$600,000	10/11/2022
3	21/355 Dorset Rd CROYDON 3136	\$570,000	09/03/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

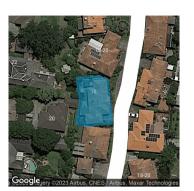
This Statement of Information was prepared on:	10/04/2023 18:58





Carl Payne 0397353300 0413589800 cpayne@barryplant.com.au

Indicative Selling Price \$570,000 - \$627,000 Median Unit Price 10/04/2022 - 09/04/2023: \$645,000



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Property Type: Unit (Single) **Land Size:** 321 sqm approx Agent Comments

Comparable Properties



2/21 Leigh Rd CROYDON 3136 (REI)

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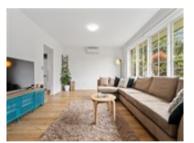




Price: \$630,000 Method: Private Sale Date: 18/03/2023

Property Type: Unit

Agent Comments



21/102-108 Croydon Rd CROYDON 3136 (REI)

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Price: \$600,000 Method: Private Sale Date: 10/11/2022 Property Type: Unit

Land Size: 175 sqm approx

Agent Comments



21/355 Dorset Rd CROYDON 3136 (REI)

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Price: \$570,000 **Method:** Private Sale **Date:** 09/03/2023

Property Type: House (Res) **Land Size:** 174 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122



