

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

11/18-20 Hull Road, Croydon Vic 3136

Indicative selling price

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

Range between \$570,000 & \$627,000

Median sale price

Median price \$645,000 Property Type Unit Suburb Croydon

Period - From 10/04/2022 to 09/04/2023 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	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 comparable properties were sold within two kilometres of the property for sale in the last six months.~~

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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



 2  2  1

Property Type: Unit (Single)

Land Size: 321 sqm approx

Agent Comments

Comparable Properties



2/21 Leigh Rd CROYDON 3136 (REI)

Agent Comments

 2  1  2

Price: \$630,000

Method: Private Sale

Date: 18/03/2023

Property Type: Unit



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

Agent Comments

 2  1  1

Price: \$600,000

Method: Private Sale

Date: 10/11/2022

Property Type: Unit

Land Size: 175 sqm approx



21/355 Dorset Rd CROYDON 3136 (REI)

Agent Comments

 2  1  1

Price: \$570,000

Method: Private Sale

Date: 09/03/2023

Property Type: House (Res)

Land Size: 174 sqm approx