

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

7/23 William Road, Croydon Vic 3136

Indicative selling price

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

Range between \$550,000 & \$595,000

Median sale price

Median price \$670,000 Property Type Unit Suburb Croydon

Period - From 01/04/2021 to 30/06/2021 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	36/310 Dorset Rd CROYDON 3136	\$612,000	04/06/2021
2	9/4 Starcross Av CROYDON 3136	\$570,000	28/05/2021
3	2/206-208 Dorset Rd CROYDON 3136	\$568,000	05/07/2021

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:

22/09/2021 11:30

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Indicative Selling Price
\$550,000 - \$595,000
Median Unit Price
June quarter 2021: \$670,000



Rooms: 3
Property Type: Unit
Land Size: 226.758 sqm approx
Agent Comments

Comparable Properties



36/310 Dorset Rd CROYDON 3136 (VG)

Agent Comments



Price: \$612,000
Method: Sale
Date: 04/06/2021
Property Type: Flat/Unit/Apartment (Res)



9/4 Starcross Av CROYDON 3136 (REI/VG)

Agent Comments



Price: \$570,000
Method: Private Sale
Date: 28/05/2021
Property Type: Unit
Land Size: 168 sqm approx



2/206-208 Dorset Rd CROYDON 3136 (REI)

Agent Comments



Price: \$568,000
Method: Private Sale
Date: 05/07/2021
Property Type: Unit
Land Size: 225 sqm approx

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