Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address Including suburb and postcode	
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Indicative selling price

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

Range between \$550,000	&	\$595,000
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Median sale price

Median price	\$670,000	Pro	perty Type U	nit		Suburb	Croydon
Period - From	01/04/2021	to	30/06/2021	Sc	ource	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

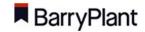
Add	dress of comparable property	Price	Date of sale
1	36/310 Dorset Rd CROYDON 3136	\$612,000	04/06/2021
2	9/4 Starcross Av CROYDON 3136	\$570,000	28/05/2021
3	2/206-208 Dorset Rd CROYDON 3136	\$568,000	05/07/2021

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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Nathan Hick 03 9725 9855 0433 894 433 nhick@barryplant.com.au

Indicative Selling Price \$550,000 - \$595,000 **Median Unit Price**

June quarter 2021: \$670,000







Property Type: Unit

Land Size: 226.758 sqm approx

Agent Comments

Comparable Properties

StreetMap contributors



36/310 Dorset Rd CROYDON 3136 (VG)





Price: \$612,000 Method: Sale Date: 04/06/2021

Property Type: Flat/Unit/Apartment (Res)

Agent Comments



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

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Price: \$570,000 Method: Private Sale Date: 28/05/2021 Property Type: Unit

Land Size: 168 sqm approx

Agent Comments



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



Price: \$568,000 Method: Private Sale Date: 05/07/2021 Property Type: Unit

Land Size: 225 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9725 9855 | F: 03 9725 2454



