## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 3/10 Plumer Street, Croydon Vic 3136

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betwee	\$720,000		&		\$780,000	)		
Median sale p	rice							
Median price	\$670,000	Pro	operty Type	Unit			Suburb	Croydon
Period - From	01/04/2021	to	30/06/2021		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.

Add	dress of comparable property	Price	Date of sale
1	2/32 Bayswater Rd CROYDON 3136	\$712,000	21/06/2021
2	9/36-38 Vernon St CROYDON 3136	\$770,000	21/06/2021
3	3/8 Caromar St CROYDON 3136	\$780,000	10/07/2021

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.

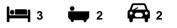
This Statement of Information was prepared on:

26/08/2021 11:00



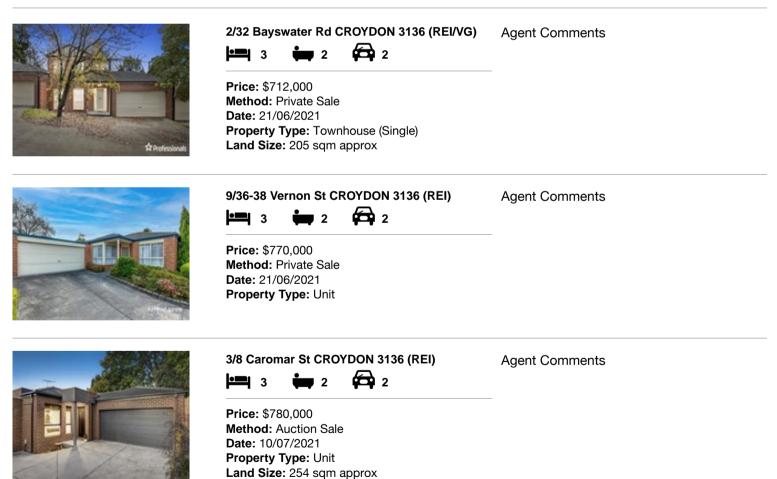






Rooms: 5 Property Type: Unit Land Size: 296 sqm approx Agent Comments Indicative Selling Price \$720,000 - \$780,000 Median Unit Price June quarter 2021: \$670,000

# **Comparable Properties**



#### Account - Philip Webb



Propertydata

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