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	10/65 Hewish Road, Croydon Vic 3136
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$500,000	&	\$530,000
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Median sale price

Median price	\$650,000	Pro	perty Type U	nit		Suburb	Croydon
Period - From	01/04/2023	to	30/06/2023		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

Address of comparable property		Price	Date of sale
1	5/81 Hewish Rd CROYDON 3136	\$582,000	21/04/2023
2	9/65 Hewish Rd CROYDON 3136	\$555,000	06/09/2023
3	4/18 Surrey Rd.W CROYDON 3136	\$530,000	17/08/2023

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:	11/10/2023 13:29









Rooms: 3

Property Type: Unit Agent Comments

Indicative Selling Price \$500,000 - \$530,000 Median Unit Price June guarter 2023: \$650,000

Comparable Properties



5/81 Hewish Rd CROYDON 3136 (REI/VG)

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Price: \$582,000 Method: Private Sale Date: 21/04/2023 Property Type: Unit

Land Size: 243 sqm approx

Agent Comments



9/65 Hewish Rd CROYDON 3136 (REI)

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Price: \$555,000 Method: Private Sale Date: 06/09/2023 Property Type: Unit

Land Size: 211 sqm approx

Agent Comments



4/18 Surrey Rd.W CROYDON 3136 (REI)

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Price: \$530,000 Method: Private Sale Date: 17/08/2023 Property Type: Unit

Land Size: 166 sqm approx

Agent Comments

Account - Professionals Croydon | P: 03 9725 0000 | F: 03 9725 7354





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