

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

28A Thomas Street, Croydon South Vic 3136

Indicative selling price

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

Range between

\$680,000

&

\$745,000

Median sale price

Median price

\$729,950

Property Type

Unit

Suburb

Croydon South

Period - From

01/07/2019

to

30/06/2020

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	2/44 Thomas St CROYDON SOUTH 3136	\$760,000	15/07/2020
2			
3			

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:

28/09/2020 12:38



Property Type:
Agent Comments

Indicative Selling Price
\$680,000 - \$745,000
Median Unit Price
Year ending June 2020: \$729,950

Comparable Properties



2/44 Thomas St CROYDON SOUTH 3136 (REI) **Agent Comments**



Price: \$760,000
Method: Private Sale
Date: 15/07/2020
Property Type: Townhouse (Res)
Land Size: 451 sqm approx

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.