

## 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

204/10 Alfrick Road, Croydon Vic 3136

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$360,000

&

\$396,000

#### Median sale price

Median price

\$597,500

House

Unit

X

Suburb

Croydon

Period - From

01/10/2018

to

31/12/2018

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	4.08/4-6 Alfrick Rd CROYDON 3136	\$412,500	08/10/2018
2	31/5-7 Alfrick Rd CROYDON 3136	\$412,000	01/04/2019
3	202/10 Alfrick Rd CROYDON 3136	\$375,000	27/11/2018

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.



**Rooms:**

**Property Type:** Strata Unit/Flat

**Agent Comments**

**Indicative Selling Price**

\$360,000 - \$396,000

**Median Unit Price**

December quarter 2018: \$597,500

## Comparable Properties

**4.08/4-6 Alfrick Rd CROYDON 3136 (REI)**

**Agent Comments**



**Price:** \$412,500

**Method:** Private Sale

**Date:** 08/10/2018

**Rooms:** -

**Property Type:** Apartment



**31/5-7 Alfrick Rd CROYDON 3136 (REI)**

**Agent Comments**



**Price:** \$412,000

**Method:** Private Sale

**Date:** 01/04/2019

**Rooms:** -

**Property Type:** Apartment



**202/10 Alfrick Rd CROYDON 3136 (REI/VG)**

**Agent Comments**



**Price:** \$375,000

**Method:** Private Sale

**Date:** 27/11/2018

**Rooms:** 3

**Property Type:** Apartment