

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

105/4-6 Alfrick Road, Croydon Vic 3136

Indicative selling price

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

Single price

\$449,950

Median sale price

Median price

\$675,000

Property Type

Unit

Suburb

Croydon

Period - From

01/01/2021

to

31/03/2021

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	g10/4 Alfrick Rd CROYDON 3136	\$495,000	30/11/2020
2	205/296 Mt Dandenong Rd CROYDON 3136	\$450,000	27/11/2020
3	18/5-7 Alfrick Rd CROYDON 3136	\$431,000	06/04/2021

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:

29/04/2021 09:08

105/4-6 Alfrick Road, Croydon Vic 3136

Miles Howell

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Indicative Selling Price

\$449,950

Median Unit Price

March quarter 2021: \$675,000



 2  2  1

Property Type: Apartment

Land Size: 88 sqm approx

Agent Comments

Comparable Properties



g10/4 Alfrick Rd CROYDON 3136 (REI/VG)

Agent Comments

 2  2  1

Price: \$495,000

Method: Private Sale

Date: 30/11/2020

Property Type: Apartment



205/296 Mt Dandenong Rd CROYDON 3136 (REI/VG)

Agent Comments

 2  1  1

Price: \$450,000

Method: Private Sale

Date: 27/11/2020

Rooms: 3

Property Type: Apartment



18/5-7 Alfrick Rd CROYDON 3136 (REI)

Agent Comments

 2  1  -

Price: \$431,000

Method: Private Sale

Date: 06/04/2021

Property Type: Apartment

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