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 2/15 Plumer Street, Croydon Vic 3136

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	n \$600,000		&		\$660,000			
Median sale price								
Median price	\$675,000	Pro	operty Type	Unit			Suburb	Croydon
Period - From	01/10/2021	to	30/09/2022		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.

Ade	dress of comparable property	Price	Date of sale
1	2/29 Bayswater Rd CROYDON 3136	\$660,000	27/10/2022
2	2/13 Louisa St CROYDON 3136	\$645,000	21/09/2022
3	4/4 Ryland Av CROYDON 3136	\$620,000	18/10/2022

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:

02/11/2022 12:53









Property Type: Townhouse (Single) Agent Comments Indicative Selling Price \$600,000 - \$660,000 Median Unit Price Year ending September 2022: \$675,000

Comparable Properties

A Padasanas	2/29 Bayswater Rd CROYDON 3136 (REI) 2 1 2 2 Price: \$660,000 Method: Private Sale Date: 27/10/2022 Property Type: House Land Size: 180 sqm approx	Agent Comments
	2/13 Louisa St CROYDON 3136 (REI) 2 1 1 1 Price: \$645,000 Method: Private Sale Date: 21/09/2022 Property Type: Unit	Agent Comments
	4/4 Ryland Av CROYDON 3136 (REI) 2 1 1 1 Price: \$620,000 Method: Private Sale Date: 18/10/2022 Property Type: Unit	Agent Comments

Account - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122



property cata will constitute a breach o does not warrant the acc any person using or relyi

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.