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 6/4 Alfrick Road, Croydon Vic 3136

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Single price	e \$500,000								
Median sale price									
Median price	\$670,000	Pro	Property Type Unit			Croydon			
Period - From	01/04/2021	to	30/06/2021	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.

Add	dress of comparable property	Price	Date of sale
1	8/1 Alfrick Rd CROYDON 3136	\$520,000	07/05/2021
2	207/4-6 Alfrick Rd CROYDON 3136	\$485,000	31/08/2021
3	209/4 Alfrick Rd CROYDON 3136	\$465,000	17/06/2021

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:

07/10/2021 11:59









Property Type: Agent Comments Indicative Selling Price \$500,000 Median Unit Price June quarter 2021: \$670,000

Comparable Properties



8/1 Alfrick Rd CROYDON 3136 (VG)



Price: \$520,000 Method: Sale Date: 07/05/2021 Property Type: Strata Unit/Flat Agent Comments

207/4-6 Alfrick Rd CROYDON 3136 (REI)

Agent Comments





Price: \$485,000 Method: Private Sale Date: 31/08/2021 Property Type: Unit

209/4 Alfrick Rd CROYDON 3136 (VG)



Agent Comments

Price: \$465,000 Method: Sale Date: 17/06/2021

Property Type: Strata Unit/Flat

Account - Barry Plant | P: 03 9725 9855 | F: 03 9725 2454



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