



Bill Katsoulis ABN: 41 288 796 054 Agent No: 082189L T/A @realty
Level 31/120 Collins Street Melbourne VIC 3000
Tel: 1300 299 377 Fax: 07 5592 0900 Agent No: 082189L

Member of REIV

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STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address 3/1 Alfrick Street Croydon 3136

Including suburb and
postcode

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$495,000 or range between \$* & \$

Median sale price

Median price \$670,000 Property Type Unit Suburb 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.

Address of comparable property	Price	Date of sale
1 1/296 Mount Dandenong Road Croydon	\$514,000	06/09/2021
2 104/296 Mount Dandenong Road Croydon	\$500,000	03/08/2021
3 8/1 Alfrick Street Croydon	\$520,000	24/05/2021

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: 22/09/2021