

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

16/13-15 Hewish Road, Croydon Vic 3136

Indicative selling price

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

Range between \$370,000

&

\$395,000

Median sale price

Median price \$576,328

Property Type Unit

Suburb Croydon

Period - From 25/01/2020

to

24/01/2021

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	12/13-15 Hewish Rd CROYDON 3136	\$410,000	03/12/2020
2	33/13-15 Hewish Rd CROYDON 3136	\$393,000	11/01/2021
3	66/13-15 Hewish Rd CROYDON 3136	\$363,000	17/09/2020

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:

25/01/2021 12:13



 2  1  2

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$370,000 - \$395,000

Median Unit Price

25/01/2020 - 24/01/2021: \$576,328

Comparable Properties



12/13-15 Hewish Rd CROYDON 3136 (REI)

Agent Comments

 3  1  2

Price: \$410,000

Method: Private Sale

Date: 03/12/2020

Property Type: Unit



33/13-15 Hewish Rd CROYDON 3136 (REI)

Agent Comments

 2  1  1

Price: \$393,000

Method: Private Sale

Date: 11/01/2021

Property Type: Apartment



66/13-15 Hewish Rd CROYDON 3136 (VG)

Agent Comments

 2  -  -

Price: \$363,000

Method: Sale

Date: 17/09/2020

Property Type: Strata Unit/Flat