# 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	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$370,000		&		\$395,000			
Median sale pr	rice							
Median price	\$576,328	Pro	operty Type	Unit			Suburb	Croydon
Period - From	25/01/2020	to	24/01/2021		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.

Add	dress 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









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)



Price: \$410,000 Method: Private Sale Date: 03/12/2020 Property Type: Unit

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

Agent Comments

Agent Comments



Price: \$393,000 Method: Private Sale Date: 11/01/2021 Property Type: Apartment

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

<u>,</u> 2

Agent Comments



Price: \$363,000 Method: Sale Date: 17/09/2020 Property Type: Strata Unit/Flat

Account - Hoskins | P: 98747677, 9722 9755



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.