Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address Including suburb and postcode	

Indicative selling price

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

Range between \$660,000 & \$675,000	Range between	\$660,000	&	\$675,000
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Median sale price

Median price	\$650,000	Pro	perty Type	Unit		Suburb	Croydon
Period - From	01/04/2022	to	31/03/2023		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

Add	dress of comparable property	Price	Date of sale
1	2/17 Edith Av CROYDON 3136	\$670,000	15/05/2023
2	28/56 Norton Rd CROYDON 3136	\$665,000	04/04/2023
3	1/54 Lusher Rd CROYDON 3136	\$662,000	12/03/2023

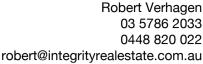
OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 1	0/07/2023 12:50
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Indicative Selling Price \$660,000 - \$675,000 **Median Unit Price** Year ending March 2023: \$650,000



Rooms: 5

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



2/17 Edith Av CROYDON 3136 (REI/VG)





Price: \$670,000 Method: Private Sale Date: 15/05/2023 Property Type: Unit

Agent Comments



28/56 Norton Rd CROYDON 3136 (VG)





Price: \$665,000 Method: Sale Date: 04/04/2023

Property Type: Strata Unit/Flat

Agent Comments



1/54 Lusher Rd CROYDON 3136 (REI/VG)



Price: \$662,000 Method: Private Sale Date: 12/03/2023 Property Type: Unit Land Size: 282 sqm approx Agent Comments

Account - Integrity Real Estate | P: 03 9730 2333 | F: 03 9730 2888



