

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

7/69 HEWISH ROAD CROYDON VIC 3136

Indicative selling price

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

Single Price

or range
between

\$470,000

&

\$517,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$656,750

Property type

Unit

Suburb

Croydon

Period-from

01 Dec 2022

to

30 Nov 2023

Source

Corelogic

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 6 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

10/65 HEWISH ROAD CROYDON VIC 3136	\$530,000	29-Nov-23
4/10-12 RAY STREET CROYDON VIC 3136	\$510,000	13-Jul-23
5/19 JACKSON STREET CROYDON VIC 3136	\$535,000	04-Sep-23

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 6 months.~~

This Statement of Information was prepared on: 04 December 2023



**10/65 HEWISH ROAD CROYDON
VIC 3136**

 2  1  1

Sold Price

^{RS}

\$530,000

Sold Date

29-Nov-23

Distance

0.04km



**4/10-12 RAY STREET CROYDON
VIC 3136**

 2  1  1

Sold Price

\$510,000

Sold Date

13-Jul-23

Distance

1.26km



**5/19 JACKSON STREET CROYDON
VIC 3136**

 2  1  1

Sold Price

\$535,000

Sold Date

04-Sep-23

Distance

0.12km

RS = Recent sale

UN = Undisclosed Sale

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