

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

3/18-28 ALFRICK 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

\$530,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

Property type

Unit

Suburb

Croydon

Period-from

01 Aug 2022

to

31 Jul 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

4/18 SURREY ROAD WEST CROYDON VIC 3136	\$530,000	17-Aug-23
7/1 ERVIN ROAD KILSYTH VIC 3137	\$535,000	29-Mar-23
4/24 LUSHER ROAD CROYDON VIC 3136	\$595,000	07-Jun-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: 30 August 2023



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**4/18 SURREY ROAD WEST
CROYDON VIC 3136**

2 1 1

Sold Price

^{RS} **\$530,000** Sold Date **17-Aug-23**

Distance **1.3km**



7/1 ERVIN ROAD KILSYTH VIC 3137

2 1 1

Sold Price

^{RS} **\$535,000** Sold Date **29-Mar-23**

Distance **1.57km**



**4/24 LUSHER ROAD CROYDON
VIC 3136**

2 1 2

Sold Price

\$595,000 Sold Date **07-Jun-23**

Distance **0.94km**

RS = Recent sale

UN = Undisclosed Sale

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