

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

4/147-149 Maroondah Highway, Croydon Vic 3136

Indicative selling price

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

Range between \$465,000 & \$510,000

Median sale price

Median price \$800,000 Property Type House Suburb Croydon

Period - From 17/04/2020 to 16/04/2021 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	4/287 Mt Dandenong Rd CROYDON 3136	\$565,000	11/03/2021
2	4/68 Hewish Rd CROYDON 3136	\$530,000	01/03/2021
3	2/6 Stirling Rd CROYDON 3136	\$460,328	17/03/2021

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:

17/04/2021 15:35

David Alvares
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Indicative Selling Price

\$465,000 - \$510,000

Median House Price

17/04/2020 - 16/04/2021: \$800,000



 2  1  1

Property Type: Unit

Land Size: 144 sqm approx

Agent Comments

Comparable Properties



4/287 Mt Dandenong Rd CROYDON 3136 (REI) **Agent Comments**

 2  1  1

Price: \$565,000

Method: Private Sale

Date: 11/03/2021

Property Type: Unit



4/68 Hewish Rd CROYDON 3136 (REI)

Agent Comments

 2  1  1

Price: \$530,000

Method: Private Sale

Date: 01/03/2021

Property Type: Unit

Land Size: 267 sqm approx



2/6 Stirling Rd CROYDON 3136 (REI)

Agent Comments

 2  1  1

Price: \$460,328

Method: Private Sale

Date: 17/03/2021

Property Type: Unit