

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

3/8 Kitchener Road, Croydon Vic 3136

Indicative selling price

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

Range between \$900,000

&

\$990,000

Median sale price

Median price \$767,500

Property Type Townhouse

Suburb Croydon

Period - From 27/10/2022

to

26/10/2023

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	Price	Date of sale
1	1/21 View St CROYDON 3136	\$940,000	04/10/2023
2			
3			

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:

27/10/2023 13:54



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$900,000 - \$990,000
Median Townhouse Price
27/10/2022 - 26/10/2023: \$767,500

Comparable Properties



1/21 View St CROYDON 3136 (REI)

Agent Comments



Price: \$940,000
Method: Private Sale
Date: 04/10/2023
Property Type: House
Land Size: 380 sqm approx

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.