

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

3/3 Jackson Street, Croydon Vic 3136

Indicative selling price

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

Range between

\$730,000

&

\$780,000

Median sale price

Median price

\$650,000

Property Type

Unit

Suburb

Croydon

Period - From

01/04/2023

to

30/06/2023

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	1/34 Bayswater Rd CROYDON 3136	\$770,000	18/03/2023
2	17/83a Lincoln Rd CROYDON 3136	\$760,000	15/08/2023
3	3/7-9 Vernon St CROYDON 3136	\$748,000	13/04/2023

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:

22/08/2023 13:31



Rooms: 8
Property Type: Unit
Land Size: 263 sqm approx
Agent Comments

Indicative Selling Price
\$730,000 - \$780,000
Median Unit Price
June quarter 2023: \$650,000

Comparable Properties



1/34 Bayswater Rd CROYDON 3136 (VG)

Agent Comments



Price: \$770,000
Method: Sale
Date: 18/03/2023
Property Type: Flat/Unit/Apartment (Res)



17/83a Lincoln Rd CROYDON 3136 (REI)

Agent Comments



Price: \$760,000
Method: Private Sale
Date: 15/08/2023
Property Type: Townhouse (Single)



3/7-9 Vernon St CROYDON 3136 (REI)

Agent Comments



Price: \$748,000
Method: Private Sale
Date: 13/04/2023
Property Type: Townhouse (Single)
Land Size: 273 sqm approx