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

2/3 Jackson Street, Croydon Vic 3136

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ting		
Range betweer	\$730,000		&		\$765,000			
Median sale p	rice							
Median price	\$691,800	Pro	operty Type	Unit			Suburb	Croydon
Period - From	01/07/2024	to	30/09/2024		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	2a Louisa St KILSYTH 3137	\$757,000	13/10/2024
2	4/14 Laird St CROYDON 3136	\$770,000	26/08/2024
3	3/5 Forest Way KILSYTH 3137	\$740,000	19/06/2024

OR

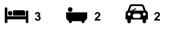
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

04/12/2024 10:32

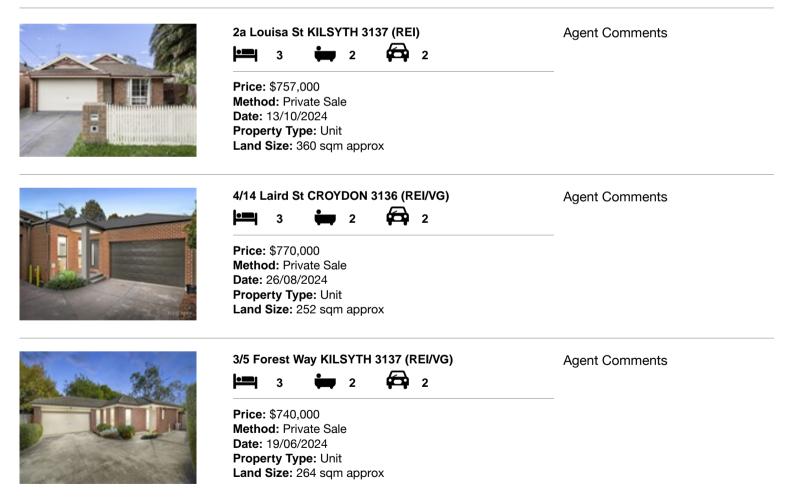






Property Type: Townhouse (Single) Agent Comments Indicative Selling Price \$730,000 - \$765,000 Median Unit Price September quarter 2024: \$691,800

Comparable Properties



Account - Woodards | P: 0390563899



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