

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 consumer.vic.gov.au/underquoting

Range between \$730,000 & \$765,000

Median sale price

Median price \$691,800 Property Type Unit Suburb Croydon

Period - From 01/07/2024 to 30/09/2024 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	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



 3  2  2

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$730,000 - \$765,000

Median Unit Price

September quarter 2024: \$691,800

Comparable Properties



2a Louisa St KILSYTH 3137 (REI)

Agent Comments

 3  2  2

Price: \$757,000

Method: Private Sale

Date: 13/10/2024

Property Type: Unit

Land Size: 360 sqm approx



4/14 Laird St CROYDON 3136 (REI/VG)

Agent Comments

 3  2  2

Price: \$770,000

Method: Private Sale

Date: 26/08/2024

Property Type: Unit

Land Size: 252 sqm approx



3/5 Forest Way KILSYTH 3137 (REI/VG)

Agent Comments

 3  2  2

Price: \$740,000

Method: Private Sale

Date: 19/06/2024

Property Type: Unit

Land Size: 264 sqm approx

Account - Woodards | P: 0390563899



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