

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

438a Hull Road, Croydon Vic 3136

Indicative selling price

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

Range between \$720,000

&

\$780,000

Median sale price

Median price \$655,300

Property Type Unit

Suburb Croydon

Period - From 01/04/2023

to 31/03/2024

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	15 Cosy PI LILYDALE 3140	\$740,888	15/12/2023
2	30a Diane Cr MOOROOLBARK 3138	\$740,000	28/12/2023
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:

07/06/2024 14:44



Property Type:
Agent Comments

Indicative Selling Price
\$720,000 - \$780,000
Median Unit Price
Year ending March 2024: \$655,300

Comparable Properties

15 Cosy PI LILYDALE 3140 (VG) Agent Comments



Price: \$740,888
Method: Sale
Date: 15/12/2023
Property Type: House (Res)
Land Size: 340 sqm approx



30a Diane Cr MOOROOLBARK 3138 (REI/VG) Agent Comments



Price: \$740,000
Method: Private Sale
Date: 28/12/2023
Property Type: Townhouse (Single)
Land Size: 466 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.