## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

**Price** 

Address	6/2-4 Arthur Place, Croydon Vic 3136
Including suburb and	
postcode	

#### Indicative selling price

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

Single price \$674,950

#### Median sale price

Median price	\$577,500	Pro	perty Type	Jnit		Suburb	Croydon
Period - From	27/01/2020	to	26/01/2021		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

1	5/73-75 Bonnie View Rd CROYDON NORTH 3136	\$695,000	03/08/2020
2	1a Bulga St MOOROOLBARK 3138	\$690,000	11/12/2020
3	1/26 Humber Rd CROYDON NORTH 3136	\$650,000	20/08/2020

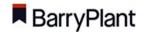
#### OR

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:	27/01/2021 13:39



Date of sale









**Property Type:**Agent Comments

Indicative Selling Price \$674,950 Median Unit Price 27/01/2020 - 26/01/2021: \$577,500

# Comparable Properties

5/73-75 Bonnie View Rd CROYDON NORTH

3136 (REI/VG)

**-**3





Price: \$695,000 Method: Private Sale Date: 03/08/2020

Rooms: 5

Property Type: Townhouse (Res)

Agent Comments



1a Bulga St MOOROOLBARK 3138 (REI)

**-**3







**Price:** \$690,000 **Method:** Private Sale **Date:** 11/12/2020

Property Type: House (Res)

**Agent Comments** 



1/26 Humber Rd CROYDON NORTH 3136

(REI/VG)







Price: \$650,000 Method: Private Sale Date: 20/08/2020 Property Type: Unit Agent Comments

**Account** - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122



