

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

6/2-4 Arthur Place, Croydon Vic 3136

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

Property Type

Unit

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	Price	Date of sale
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



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)**

Agent Comments



Price: \$695,000
Method: Private Sale
Date: 03/08/2020
Rooms: 5
Property Type: Townhouse (Res)



1a Bulga St MOOROOLBARK 3138 (REI)

Agent Comments



Price: \$690,000
Method: Private Sale
Date: 11/12/2020
Property Type: House (Res)



**1/26 Humber Rd CROYDON NORTH 3136
(REI/VG)**

Agent Comments



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