

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

6/18 Ross 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

\$757,500

Property Type

Townhouse

Suburb

Croydon

Period - From

09/04/2021

to

08/04/2022

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 | 1/37 Victoria St RINGWOOD EAST 3135 | \$765,000 | 25/02/2022 |
| 2 | 2/50 Vernon St CROYDON 3136 | \$765,000 | 11/11/2021 |
| 3 | 3/11-13 Ross Rd CROYDON 3136 | \$750,000 | 06/11/2021 |

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:

09/04/2022 19:11



3 2 2

Property Type: Townhouse (Res)

Land Size: 239 sqm approx

Agent Comments

Indicative Selling Price

\$720,000 - \$780,000

Median Townhouse Price

09/04/2021 - 08/04/2022: \$757,500

Comparable Properties



1/37 Victoria St RINGWOOD EAST 3135 (REI/VG)

Agent Comments

3 2 2

Price: \$765,000

Method: Private Sale

Date: 25/02/2022

Property Type: Townhouse (Single)



2/50 Vernon St CROYDON 3136 (REI/VG)

Agent Comments

3 2 1

Price: \$765,000

Method: Private Sale

Date: 11/11/2021

Property Type: Townhouse (Single)



3/11-13 Ross Rd CROYDON 3136 (REI)

Agent Comments

3 1 2

Price: \$750,000

Method: Private Sale

Date: 06/11/2021

Property Type: Townhouse (Res)