Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered t	for sale
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Address Including suburb and postcode	

Indicative selling price

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

Single price \$739,950

Median sale price

Median price \$675,000	Pr	operty Type Ur	nit		Suburb	Croydon
Period - From 01/01/2021	to	31/03/2021	Sc	urce	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	1/123 Maroondah Hwy CROYDON 3136	\$770,000	19/02/2021
2	3/18 Ronald Rd CROYDON 3136	\$730,000	14/01/2021
3	3/123 Maroondah Hwy CROYDON 3136	\$721,000	07/01/2021

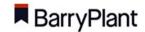
OR

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:	18/06/2021 12:58



Date of sale







Property Type: Townhouse

Agent Comments

Indicative Selling Price \$739,950 **Median Unit Price** March quarter 2021: \$675,000

Comparable Properties



1/123 Maroondah Hwy CROYDON 3136

(REI/VG) **---** 3

Price: \$770,000 Method: Private Sale Date: 19/02/2021

Property Type: Townhouse (Single)

Agent Comments



3/18 Ronald Rd CROYDON 3136 (REI)

Price: \$730,000 Method: Private Sale Date: 14/01/2021 Property Type: Unit

Agent Comments



3/123 Maroondah Hwy CROYDON 3136

(REI/VG)

= 3

Price: \$721,000 Method: Private Sale Date: 07/01/2021

Property Type: Townhouse (Res)

Agent Comments

Account - Barry Plant | P: 03 9725 9855 | F: 03 9725 2454



