

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

80/13-15 Hewish Road, Croydon Vic 3136

Indicative selling price

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

Range between \$450,000

&

\$490,000

Median sale price

Median price \$623,000

Property Type Unit

Suburb Croydon

Period - From 19/01/2021

to

18/01/2022

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	207/4-6 Alfrick Rd CROYDON 3136	\$485,000	31/08/2021
2	103/13 Hewish Rd CROYDON 3136	\$470,000	05/11/2021
3	203/10 Alfrick Rd CROYDON 3136	\$460,000	04/11/2021

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:

19/01/2022 13:06

80/13-15 Hewish Road, Croydon Vic 3136

Brent Earney

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Indicative Selling Price

\$450,000 - \$490,000

Median Unit Price

19/01/2021 - 18/01/2022: \$623,000



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



207/4-6 Alfrick Rd CROYDON 3136 (REI)

Agent Comments



Price: \$485,000

Method: Private Sale

Date: 31/08/2021

Property Type: Unit

103/13 Hewish Rd CROYDON 3136 (VG)

Agent Comments



Price: \$470,000

Method: Sale

Date: 05/11/2021

Property Type: Strata Unit/Flat

203/10 Alfrick Rd CROYDON 3136 (VG)

Agent Comments



Price: \$460,000

Method: Sale

Date: 04/11/2021

Property Type: Strata Unit/Flat

Account - Professionals Croydon | P: 03 9725 0000 | F: 03 9725 7354