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

103/13-15 Hewish Road, Croydon Vic 3136

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betwee	\$420,000		&		\$460,000			
Median sale pr	rice							
Median price	\$632,500	Pro	operty Type	Unit			Suburb	Croydon
Period - From	01/07/2020	to	30/06/2021		So	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.

Ade	dress of comparable property	Price	Date of sale
1	27/24 Croydon Rd CROYDON 3136	\$450,000	23/04/2021
2	105/4-6 Alfrick Rd CROYDON 3136	\$450,000	21/05/2021
3	28/24 Croydon Rd CROYDON 3136	\$435,000	12/08/2021

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:

13/10/2021 15:48



103/13-15 Hewish Road, Croydon Vic 3136







Rooms: 3 Property Type: House Agent Comments Brent Earney 9725 0000 0409 726 136 brentearney@methven.com.au

Indicative Selling Price \$420,000 - \$460,000 Median Unit Price Year ending June 2021: \$632,500

Comparable Properties



27/24 Croydon Rd CROYDON 3136 (REI/VG)



Price: \$450,000 Method: Private Sale Date: 23/04/2021 Property Type: Apartment

Agent Comments

Agent Comments





Price: \$450,000 Method: Private Sale Date: 21/05/2021 Property Type: Apartment Land Size: 88 sqm approx

28/24 Croydon Rd CROYDON 3136 (REI/VG)



Agent Comments



Price: \$435,000 Method: Private Sale Date: 12/08/2021 Property Type: Apartment

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





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