

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 consumer.vic.gov.au/underquoting

Range between

\$420,000

&

\$460,000

Median sale price

Median price

\$632,500

Property Type

Unit

Suburb

Croydon

Period - From

01/07/2020

to

30/06/2021

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	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

Brent Earney

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Indicative Selling Price

\$420,000 - \$460,000

Median Unit Price

Year ending June 2021: \$632,500



 2  1  0

Rooms: 3

Property Type: House

Agent Comments

Comparable Properties



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

Agent Comments

 2  1  1

Price: \$450,000

Method: Private Sale

Date: 23/04/2021

Property Type: Apartment



105/4-6 Alfrick Rd CROYDON 3136 (REI)

Agent Comments

 2  2  1

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

 2  1  1

Price: \$435,000

Method: Private Sale

Date: 12/08/2021

Property Type: Apartment

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