

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

2/25 Kitchener Road, Croydon Vic 3136

Indicative selling price

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

Range between \$730,000

&

\$780,000

Median sale price

Median price \$662,000

Property Type Unit

Suburb Croydon

Period - From 01/10/2021

to 31/12/2021

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	12 Edward Ct CROYDON 3136	\$825,555	05/11/2021
2	1/17 Vinter Av CROYDON 3136	\$760,000	23/10/2021
3	2/23 Plumer St CROYDON 3136	\$750,000	30/10/2021

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:

17/02/2022 14:37



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



12 Edward Ct CROYDON 3136 (REI)

Agent Comments



Price: \$825,555

Method: Sold Before Auction

Date: 05/11/2021

Property Type: House (Res)

Land Size: 443 sqm approx



1/17 Vinter Av CROYDON 3136 (REI/VG)

Agent Comments



Price: \$760,000

Method: Auction Sale

Date: 23/10/2021

Property Type: House (Res)

Land Size: 412 sqm approx



2/23 Plumer St CROYDON 3136 (REI/VG)

Agent Comments



Price: \$750,000

Method: Auction Sale

Date: 30/10/2021

Property Type: House (Res)

Land Size: 427 sqm approx