

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

208/4 Alfrick Road, Croydon Vic 3136

Indicative selling price

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

Range between \$450,000 & \$480,000

Median sale price

Median price \$645,000 Property Type Unit Suburb Croydon

Period - From 01/07/2022 to 30/09/2022 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	9/17 Landale Av CROYDON 3136	\$477,000	28/07/2022
2	305/4 Alfrick Rd CROYDON 3136	\$465,000	15/06/2022
3	3/211 Mt Dandenong Rd CROYDON 3136	\$455,000	07/05/2022

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:

18/10/2022 15:09

208/4 Alfrick Road, Croydon Vic 3136



Christopher Clerke

03 9725 0000

0459 101 811

chrisclerke@methven.com.au

Indicative Selling Price

\$450,000 - \$480,000

Median Unit Price

September quarter 2022: \$645,000



Property Type:

Flat/Unit/Apartment (Res)

Agent Comments

Comparable Properties



9/17 Landale Av CROYDON 3136 (REI)

Agent Comments



Price: \$477,000

Method: Private Sale

Date: 28/07/2022

Property Type: Unit



305/4 Alfrick Rd CROYDON 3136 (REI/VG)

Agent Comments



Price: \$465,000

Method: Private Sale

Date: 15/06/2022

Property Type: Unit



3/211 Mt Dandenong Rd CROYDON 3136 (REI/VG)

Agent Comments



Price: \$455,000

Method: Private Sale

Date: 07/05/2022

Rooms: 3

Property Type: Apartment

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



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