

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

3/5-7 Arundel Street, Croydon Vic 3136

Indicative selling price

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

Range between \$890,000

&

\$960,000

Median sale price

Median price \$840,000

Property Type House

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	1 Silvergrass Ct CROYDON 3136	\$954,000	29/06/2021
2	2/2-4 Arthur Pl CROYDON 3136	\$830,000	14/04/2021
3	3/303 Maroondah Hwy CROYDON NORTH 3136	\$772,000	27/05/2021

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:

21/09/2021 09:14



Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$890,000 - \$960,000
Median House Price
Year ending June 2021: \$840,000

Comparable Properties



1 Silvergrass Ct CROYDON 3136 (REI/VG)

Agent Comments



Price: \$954,000
Method: Private Sale
Date: 29/06/2021
Property Type: Townhouse (Single)
Land Size: 370 sqm approx



2/2-4 Arthur PI CROYDON 3136 (REI)

Agent Comments



Price: \$830,000
Method: Private Sale
Date: 14/04/2021
Property Type: Townhouse (Single)



3/303 Maroondah Hwy CROYDON NORTH 3136 (REI/VG) Agent Comments



Price: \$772,000
Method: Private Sale
Date: 27/05/2021
Property Type: Townhouse (Single)
Land Size: 305 sqm approx

Account - Hoskins | P: 98747677, 9722 9755