## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 3/5-7 Arundel Street, Croydon Vic 3136

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au	/underquot	ting		
Range betweer	\$890,000		&		\$960,000			
Median sale p	rice							
Median price	\$840,000	Pro	operty Type	Hou	se		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.

Add	dress of comparable property	Price	Date of sale
1	1 Silvergrass Ct CROYDON 3136	\$954,000	29/06/2021
2	2/2-4 Arthur PI 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)



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

Agent Comments

Agent Comments



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



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



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



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





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