

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

6/75 Eastfield Road, Croydon Vic 3136

Indicative selling price

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

Single price

\$649,000

Median sale price

Median price

\$600,000

Property Type

Unit

Suburb

Croydon

Period - From

01/01/2020

to

31/03/2020

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	171 Eastfield Rd CROYDON 3136	\$660,500	22/04/2020
2	1/13 Rowan St CROYDON 3136	\$650,000	03/04/2020
3	2/27 Lois St RINGWOOD EAST 3135	\$648,000	07/12/2019

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:

28/05/2020 12:30



Property Type: Strata Unit/Flat
Agent Comments

Comparable Properties



171 Eastfield Rd CROYDON 3136 (REI)

Agent Comments



Price: \$660,500
Method: Private Sale
Date: 22/04/2020
Rooms: 4
Property Type: House (Res)
Land Size: 440 sqm approx



1/13 Rowan St CROYDON 3136 (REI/VG)

Agent Comments



Price: \$650,000
Method: Private Sale
Date: 03/04/2020
Rooms: 6
Property Type: House



2/27 Lois St RINGWOOD EAST 3135 (REI/VG)

Agent Comments



Price: \$648,000
Method: Auction Sale
Date: 07/12/2019
Property Type: Unit