

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

5/2 PARRS ROAD CROYDON VIC 3136

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$595,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$677,500

Property type

Unit

Suburb

Croydon

Period-from

01 Aug 2021

to

31 Jul 2022

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

1/7-9 JESMOND ROAD CROYDON VIC 3136	615000	15-Aug-22
12/375 DORSET ROAD CROYDON VIC 3136	635000	12-Mar-22
2/70 HEWISH ROAD CROYDON VIC 3136	610000	02-Mar-22

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 25 August 2022


**1/7-9 JESMOND ROAD CROYDON
VIC 3136**

Sold Price

^{RS} **615000** ^{UN}

Sold Date **15-Aug-22**
 2  1  1

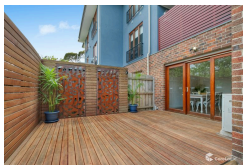
Distance **1.14km**

**12/375 DORSET ROAD CROYDON
VIC 3136**

Sold Price

635000

Sold Date **12-Mar-22**
 2  1  1

Distance **0.71km**

**2/70 HEWISH ROAD CROYDON
VIC 3136**

Sold Price

610000

Sold Date **02-Mar-22**
 2  1  1

Distance **0.69km**

**11/5-7 ALFRICK ROAD CROYDON
VIC 3136**

Sold Price

495000

Sold Date **29-Mar-22**
 2  1  1

Distance **0.66km**

**5/301 MT DANDENONG ROAD
CROYDON VIC 3136**

Sold Price

525000

Sold Date **30-Jun-22**
 2  1  1

Distance **0.65km**
RS = Recent sale

UN = Undisclosed Sale

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