

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

3/2 Arthur Place, Croydon Vic 3136

Indicative selling price

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

Range between \$800,000

&

\$850,000

Median sale price

Median price \$675,000

Property Type Unit

Suburb Croydon

Period - From 01/01/2021

to 31/03/2021

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 | 2/2-4 Arthur PI CROYDON 3136 | \$830,000 | 14/04/2021 |
| 2 | 10 Newhaven La CROYDON 3136 | \$820,000 | 27/03/2021 |
| 3 | 3/23 Moore Av CROYDON 3136 | \$812,500 | 20/03/2021 |

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:

05/05/2021 11:25



Property Type:
Agent Comments

Indicative Selling Price
\$800,000 - \$850,000
Median Unit Price
March quarter 2021: \$675,000

Comparable Properties



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

Agent Comments

 3  2  2

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



10 Newhaven La CROYDON 3136 (REI)

Agent Comments

 3  2  2

Price: \$820,000
Method: Private Sale
Date: 27/03/2021
Property Type: House



3/23 Moore Av CROYDON 3136 (REI)

Agent Comments

 3  2  2

Price: \$812,500
Method: Auction Sale
Date: 20/03/2021
Property Type: Townhouse (Res)
Land Size: 357 sqm approx