

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

2/55 Surrey Road East, Croydon Vic 3136

Indicative selling price

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

Range between \$580,000 & \$635,000

Median sale price

Median price \$581,250 Property Type Unit Suburb Croydon

Period - From 01/10/2019 to 30/09/2020 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	4a Newman Rd MOOROOLBARK 3138	\$640,000	09/10/2020
2	1c Arthur Pl CROYDON 3136	\$600,000	08/08/2020
3	7/196 Hull Rd MOOROOLBARK 3138	\$520,000	30/07/2020

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:

24/11/2020 13:40



 2  2  1

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$580,000 - \$635,000

Median Unit Price

Year ending September 2020: \$581,250

Comparable Properties



4a Newman Rd MOOROOLBARK 3138 (REI)

Agent Comments

 2  1  1

Price: \$640,000

Method: Private Sale

Date: 09/10/2020

Property Type: House



1c Arthur PI CROYDON 3136 (VG)

Agent Comments

 2  -  -

Price: \$600,000

Method: Sale

Date: 08/08/2020

Property Type: House (Res)

Land Size: 185 sqm approx



7/196 Hull Rd MOOROOLBARK 3138 (REI)

Agent Comments

 2  2  1

Price: \$520,000

Method: Private Sale

Date: 30/07/2020

Property Type: Townhouse (Single)