

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

2/1 Carlyle Street, Croydon Vic 3136

Indicative selling price

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

Single price

\$699,000

Median sale price

Median price

\$650,000

Property Type

Unit

Suburb

Croydon

Period - From

01/07/2022

to

30/06/2023

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	10 Spriggs Dr CROYDON 3136	\$695,000	26/08/2023
2			
3			

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:

07/09/2023 13:14



 2  2  1

Property Type: Townhouse
(Single)

Land Size: 239 sqm approx

Agent Comments

Indicative Selling Price

\$699,000

Median Unit Price

Year ending June 2023: \$650,000

Comparable Properties



10 Spriggs Dr CROYDON 3136 (REI)

Agent Comments

 2  2  2

Price: \$695,000

Method: Private Sale

Date: 26/08/2023

Property Type: House

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.