# Statement of Information Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 2/1 Carlyle Street, Croydon Vic 3136

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Single price	e \$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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	10 Spriggs Dr CROYDON 3136	\$695,000	26/08/2023
2			
3			

#### OR

**B**<sup>\*</sup> 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









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)



Price: \$695,000 Method: Private Sale Date: 26/08/2023 Property Type: House Agent Comments

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.

#### Account - Professionals Croydon | P: 03 9725 0000 | F: 03 9725 7354

propertydata



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