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

Indicative selling price

Period-from

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

Single Price		or rang betwee	バー あおうえ ししし	&	\$870,000			
Median sale price (*Delete house or unit as applicable)								
Median Price	\$695,000	Property type	Unit	Suburb	Croydon			

30 Sep 2022

Source

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

01 Oct 2021

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

to

Address of comparable property	Price	Date of sale
2B ARTHUR PLACE CROYDON VIC 3136	\$845,000	05-Jul-21
2A AMINGA COURT CROYDON VIC 3136	\$860,000	12-Mar-22
1A ARTHUR PLACE CROYDON VIC 3136	\$874,000	14-Aug-21

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 6 months.

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2B ART 3136	HUR PL	ACE CROYDON VIC	Sold Price	\$845,000	Sold Date	05-Jul-21
昌 3	-	⇔ -			Distance	0.02km



2A AMINGA CO 3136	OURT CROYDON VIC	Sold Price	\$860,000	Sold Date	12-Mar-22
<u>⊨</u> 4 <u></u> ≥2	ç ⊋ 2			Distance	0.07km

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Revents Revents Research Research Revents R	1A ARTHUR PLACE CROYDON VIC 3136			Sold Price	\$874,000	Sold Date	14-Aug-21
Angen Angeline Angeline Mit Angeline Mit Angeline Mit Angeline Mit Angeline Mit Angeline Angeline Mit Angelin	昌 -	2 🚔	⇔ ²			Distance	0.05km

RS = Recent sale UN = Undisclosed Sale

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