

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

6/10-12 Ray Street, Croydon Vic 3136

Indicative selling price

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

Single price

\$490,000

Median sale price

Median price

\$650,000

Property Type

Unit

Suburb

Croydon

Period - From

01/04/2023

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	6/73 Hewish Rd CROYDON 3136	\$520,000	05/04/2023
2	6/61 Mountain View Rd KILSYTH 3137	\$518,000	30/05/2023
3	3/293 Mt Dandenong Rd CROYDON 3136	\$490,000	15/07/2023

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:

31/08/2023 16:58

6/10-12 Ray Street, Croydon Vic 3136



Brent Earney

9725 0000

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brentearney@methven.com.au

Indicative Selling Price

\$490,000

Median Unit Price

June quarter 2023: \$650,000



2 1 1

Property Type: Unit

Land Size: 152 sqm approx

Agent Comments

Comparable Properties



6/73 Hewish Rd CROYDON 3136 (REI/VG)

Agent Comments

2 1 1

Price: \$520,000

Method: Private Sale

Date: 05/04/2023

Property Type: Unit

Land Size: 192 sqm approx



6/61 Mountain View Rd KILSYTH 3137 (REI)

Agent Comments

2 1 2

Price: \$518,000

Method: Private Sale

Date: 30/05/2023

Property Type: Unit

Land Size: 414 sqm approx



3/293 Mt Dandenong Rd CROYDON 3136 (REI)

Agent Comments

2 1 1

Price: \$490,000

Method: Private Sale

Date: 15/07/2023

Property Type: Unit

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



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