

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

2/134 Hull Road, Croydon Vic 3136

Indicative selling price

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

Range between \$680,000

&

\$720,000

Median sale price

Median price \$683,250

Property Type Unit

Suburb Croydon

Period - From 01/07/2023

to

30/09/2023

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	4 Montana PI MOOROOLBARK 3138	\$715,000	18/09/2023
2	2/6 Haig St CROYDON 3136	\$702,000	30/08/2023
3	4/54 Glen Dhu Rd KILSYTH 3137	\$700,000	28/09/2023

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:

18/10/2023 16:21

2/134 Hull Road, Croydon Vic 3136



Christopher Clerke

03 9725 0000

0459 101 811

chrisclerke@methven.com.au

Indicative Selling Price

\$680,000 - \$720,000

Median Unit Price

September quarter 2023: \$683,250



3 2 2

Property Type: Townhouse
(Single)

Land Size: 189 sqm approx

Agent Comments

Comparable Properties



4 Montana PI MOOROOLBARK 3138 (REI)

Agent Comments

3 2 2

Price: \$715,000

Method: Private Sale

Date: 18/09/2023

Property Type: House



2/6 Haig St CROYDON 3136 (REI)

Agent Comments

3 2 2

Price: \$702,000

Method: Auction Sale

Date: 30/08/2023

Property Type: Unit

Land Size: 156 sqm approx



4/54 Glen Dhu Rd KILSYTH 3137 (REI)

Agent Comments

3 2 2

Price: \$700,000

Method: Sold Before Auction

Date: 28/09/2023

Property Type: Townhouse (Single)

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



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