Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sa	e
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Address	2/8 Alfrick Road, Croydon Vic 3136
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$550,000	&	\$605,000
Range between	\$550,000	&	\$605,000

Median sale price

Median price	\$662,000	Pro	perty Type	Jnit		Suburb	Croydon
Period - From	01/10/2021	to	31/12/2021		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

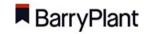
Add	dress of comparable property	Price	Date of sale
1	7/23 William Rd CROYDON 3136	\$595,000	13/10/2021
2	32/310 Dorset Rd CROYDON 3136	\$575,000	23/02/2022
3	3/31 Leigh Rd CROYDON 3136	\$575,000	26/02/2022

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	11/04/2022 11:49









Rooms: 4

Property Type: Unit **Agent Comments**

Indicative Selling Price \$550,000 - \$605,000 **Median Unit Price** December quarter 2021: \$662,000

Comparable Properties



7/23 William Rd CROYDON 3136 (REI/VG)



Price: \$595,000 Method: Private Sale Date: 13/10/2021 Property Type: Unit

Agent Comments

32/310 Dorset Rd CROYDON 3136 (REI)

——— 2





Price: \$575,000 Method: Private Sale Date: 23/02/2022 Rooms: 5

Property Type: Unit

Land Size: 228 sqm approx

Agent Comments

3/31 Leigh Rd CROYDON 3136 (REI)









Price: \$575,000 Method: Auction Sale Date: 26/02/2022 Property Type: Unit

Agent Comments

Account - Barry Plant | P: 03 9725 9855 | F: 03 9725 2454



