

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

2/8 Alfrick Road, Croydon Vic 3136

Indicative selling price

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

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

Median sale price

Median price \$662,000

Property Type Unit

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	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 comparable properties 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



 2  1  1

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)

Agent Comments

 2  1  1

Price: \$595,000

Method: Private Sale

Date: 13/10/2021

Property Type: Unit

32/310 Dorset Rd CROYDON 3136 (REI)

Agent Comments

 2  1  1

Price: \$575,000

Method: Private Sale

Date: 23/02/2022

Rooms: 5

Property Type: Unit

Land Size: 228 sqm approx



3/31 Leigh Rd CROYDON 3136 (REI)

Agent Comments

 2  1  1

Price: \$575,000

Method: Auction Sale

Date: 26/02/2022

Property Type: Unit

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