### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

| Property offered for sale   |             |                                       |      |           |      |        |         |  |
|---|-------------|---------------------------------------|------|-----------|------|--------|---------|--|
| Addre<br>Including suburb ar<br>postcod   | nd of 10 10 | 8/13-15 Hewish Road, Croydon Vic 3136 |      |           |      |        |         |  |
| Indicative selling price  |             |                                       |      |           |      |        |         |  |
| For the meaning of this price see consumer.vic.gov.au/underquoting                                    |             |                                       |      |           |      |        |         |  |
| Range between \$3   | 60,000      | &                                     |      | \$396,000 | )    |        |         |  |
| Median sale price   |             |                                       |      |           |      |        |         |  |
| Median price \$605  | 5,000       | Property Type                         | Unit |           | ;    | Suburb | Croydon |  |
| Period - From 01/1  | 0/2020      | to 31/12/2020                         | )    | So        | urce | 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 |             |                                       |      |           |      |        |         |  |

Α months that the estate agent or agent's representative considers to be most comparable to the property for sale.

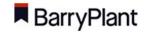
| Address of comparable property |                                 | Price     | Date of sale |
|--------------------------------|---------------------------------|-----------|--------------|
| 1                              | 33/13-15 Hewish Rd CROYDON 3136 | \$393,000 | 11/01/2021   |
| 2                              |                                 |           |              |
| 3                              |                                 |           |              |

OR

В\* 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: | 03/02/2021 11:29 |
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**Property Type:** House Agent Comments

Indicative Selling Price \$360,000 - \$396,000 Median Unit Price December quarter 2020: \$605,000

## Comparable Properties



33/13-15 Hewish Rd CROYDON 3136 (REI)

**2 1 6** 

Price: \$393,000 Method: Private Sale Date: 11/01/2021

Property Type: Apartment

**Agent Comments** 

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.

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



