

# 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

3/7-9 Vernon Street, Croydon Vic 3136

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$700,000

&

\$750,000

### Median sale price

Median price

\$671,000

Property Type

Unit

Suburb

Croydon

Period - From

01/01/2022

to

31/12/2022

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	2a Norman Rd CROYDON 3136	\$773,000	25/01/2023
2	4/104 Maroondah Hwy CROYDON 3136	\$750,700	30/11/2022
3	2/451 Dorset Rd CROYDON 3136	\$652,500	19/12/2022

**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:

07/02/2023 16:06



**Property Type:** Unit  
**Land Size:** 272.889 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$700,000 - \$750,000  
**Median Unit Price**  
Year ending December 2022: \$671,000

## Comparable Properties



**2a Norman Rd CROYDON 3136 (REI)**

**Agent Comments**



**Price:** \$773,000  
**Method:** Private Sale  
**Date:** 25/01/2023  
**Property Type:** Unit  
**Land Size:** 329 sqm approx



**4/104 Maroondah Hwy CROYDON 3136 (REI/VG)**

**Agent Comments**



**Price:** \$750,700  
**Method:** Private Sale  
**Date:** 30/11/2022  
**Property Type:** Unit  
**Land Size:** 363 sqm approx



**2/451 Dorset Rd CROYDON 3136 (REI/VG)**

**Agent Comments**



**Price:** \$652,500  
**Method:** Private Sale  
**Date:** 19/12/2022  
**Property Type:** Unit  
**Land Size:** 246 sqm approx