

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

1/16 Haig Street, Croydon Vic 3136

Indicative selling price

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

Range between \$670,000

&

\$730,000

Median sale price

Median price \$680,000

Property Type Unit

Suburb Croydon

Period - From 01/10/2023

to

30/09/2024

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	1/2 Churchill Way KILSYTH 3137	\$695,000	05/09/2024
2	3/19 Emma Rd CROYDON 3136	\$680,000	01/07/2024
3	1/40-42 Hull Rd CROYDON 3136	\$775,000	09/05/2024

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:

15/10/2024 10:55

Mitchal Towns
0416 141 990
mitchaltowns@theagency.com.au



3 1.5 2

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price
\$670,000 - \$730,000
Median Unit Price
Year ending September 2024: \$680,000

Comparable Properties



1/2 Churchill Way KILSYTH 3137 (REI/VG)

Agent Comments

3 2 1

Price: \$695,000
Method: Private Sale
Date: 05/09/2024
Property Type: Unit
Land Size: 473 sqm approx



3/19 Emma Rd CROYDON 3136 (REI/VG)

Agent Comments

3 2 2

Price: \$680,000
Method: Private Sale
Date: 01/07/2024
Property Type: Unit
Land Size: 317 sqm approx



1/40-42 Hull Rd CROYDON 3136 (REI)

Agent Comments

3 2 2

Price: \$775,000
Method: Private Sale
Date: 09/05/2024
Property Type: Unit
Land Size: 458 sqm approx

Account - The Agency Victoria | P: 03 8578 0388