

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 66 Eastfield Road, Croydon South

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$470,000

or range between \$510,000

&

\$

Median sale price

Median price \$652,000

Property type Unit

Suburb Croydon South

Period - From 04/11/2018

to

03/11/2019

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. 2/25 Thurleigh Avenue, CROYDON SOUTH 3136	\$508,700	11/09/2019
2. 3/2 Starcross Avenue, CROYDON 3136	\$482,000	12/08/2019
3. 2/26 Lusher Road, CROYDON	\$455,000	31/05/2019

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:



Property Type:
Agent Comments

Indicative Selling Price
\$470,000 - \$510,000
Median Unit Price
04/11/2018 - 03/11/2019: \$652,000

Comparable Properties



2/25 Thurleigh Av CROYDON SOUTH 3136 (REI/VG)

Agent Comments



Price: \$508,700
Method: Sold Before Auction
Date: 11/09/2019
Property Type: Unit
Land Size: 318 sqm approx



3/2 Starcross Av CROYDON 3136 (REI)

Agent Comments



Price: \$482,000
Method: Private Sale
Date: 12/08/2019
Property Type: Unit
Land Size: 171 sqm approx



2/26 Lusher Rd CROYDON 3136 (REI/VG)

Agent Comments



Price: \$455,000
Method: Private Sale
Date: 31/05/2019
Property Type: Unit