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

1/20 Trawalla Road, Croydon Vic 3136

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$780,000		&		\$858,000			
Median sale pi	rice							
Median price	\$675,000	Pro	operty Type	Unit			Suburb	Croydon
Period - From	01/01/2021	to	31/03/2021		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 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ado	dress of comparable property	Price	Date of sale
1	85A Hawthory Rd MOOROOLBARK 3138	\$865,000	29/03/2021
2	3/21 View St CROYDON 3136	\$860,000	05/02/2021
3	19B Mimosa Av KILSYTH 3137	\$840,000	12/02/2021

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:

20/04/2021 12:02









Property Type: Townhouse (Single) Land Size: 317 sqm approx Agent Comments Indicative Selling Price \$780,000 - \$858,000 Median Unit Price March quarter 2021: \$675,000

Comparable Properties



85A Hawthory Rd MOOROOLBARK 3138 (REI) Agent Comments



Price: \$865,000 Method: Private Sale Date: 29/03/2021 Property Type: Townhouse (Single)

3/21 View St CROYDON 3136 (VG)

Agent Comments



Price: \$860,000 Method: Sale Date: 05/02/2021 Property Type: Flat/Unit/Apartment (Res)



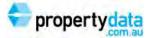
19B Mimosa Av KILSYTH 3137 (REI)



Price: \$840,000 Method: Private Sale Date: 12/02/2021 Property Type: Townhouse (Single) Agent Comments

Account - Philip Webb





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.