

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

1/27 Macey Street, Croydon South Vic 3136

Indicative selling price

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

Range between \$590,000

&

\$640,000

Median sale price

Median price \$742,500

Property Type House

Suburb Croydon South

Period - From 01/10/2019

to 30/09/2020

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	2/69 Faraday Rd CROYDON SOUTH 3136	\$632,500	13/10/2020
2	5 Mena Av CROYDON 3136	\$629,000	06/05/2020
3	6 Lowe Ct BAYSWATER NORTH 3153	\$626,000	25/06/2020

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:

06/11/2020 14:06



Property Type:
Agent Comments

Indicative Selling Price
\$590,000 - \$640,000
Median House Price
Year ending September 2020: \$742,500

Comparable Properties



2/69 Faraday Rd CROYDON SOUTH 3136 (REI) Agent Comments



Price: \$632,500
Method: Private Sale
Date: 13/10/2020
Property Type: Townhouse (Res)
Land Size: 161 sqm approx



5 Mena Av CROYDON 3136 (REI/VG)

Agent Comments



Price: \$629,000
Method: Private Sale
Date: 06/05/2020
Rooms: 4
Property Type: House
Land Size: 516 sqm approx



6 Lowe Ct BAYSWATER NORTH 3153 (REI/VG) Agent Comments



Price: \$626,000
Method: Sold Before Auction
Date: 25/06/2020
Rooms: 4
Property Type: House (Res)
Land Size: 410 sqm approx