Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 8/4 Springfield Avenue, Croydon Vic 3136

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	etween \$530,000		&		\$580,000			
Median sale price								
Median price	\$660,000	Pro	operty Type	Unit			Suburb	Croydon
Period - From	01/04/2021	to	31/03/2022		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.

Ade	dress of comparable property	Price	Date of sale
1	2/70 Hewish Rd, Croydon, Vic 3136, Australia	\$610,000	23/03/2022
2	G06/14-16 Springfield Av CROYDON 3136	\$558,666	19/11/2021
3	7/1 Alfrick Rd CROYDON 3136	\$533,000	24/11/2021

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:

04/05/2022 16:12









Property Type: Apartment Agent Comments Indicative Selling Price \$530,000 - \$580,000 Median Unit Price Year ending March 2022: \$660,000

Comparable Properties

2/70 Hewish Rd, Croydon, Vic 3136, Australia (REI) 2 im 1 i 2	Agent Comments		
Price: \$610,000 Method: Date: 23/03/2022 Property Type: Apartment	-		
 G06/14-16 Springfield Av CROYDON 3136 (REI) 2 2 2 1	Agent Comments		
Price: \$558,666 Method: Private Sale Date: 19/11/2021 Property Type: Apartment	-		
7/1 Alfrick Rd CROYDON 3136 (REI/VG)	Agent Comments		
D : #E00.000	-		



Price: \$533,000 Method: Private Sale Date: 24/11/2021 Property Type: Unit

Account - Professionals Croydon | P: 03 9725 0000 | F: 03 9725 7354





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