

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

8/4 Springfield Avenue, Croydon Vic 3136

Indicative selling price

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

Range between

\$530,000

&

\$580,000

Median sale price

Median price

\$660,000

Property Type

Unit

Suburb

Croydon

Period - From

01/04/2021

to

31/03/2022

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	2/70 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



 2  1  1

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)

Agent Comments

 2  1  1

Price: \$610,000
Method:
Date: 23/03/2022
Property Type: Apartment

G06/14-16 Springfield Av CROYDON 3136 (REI)

Agent Comments

 2  2  1

Price: \$558,666
Method: Private Sale
Date: 19/11/2021
Property Type: Apartment



7/1 Alfrick Rd CROYDON 3136 (REI/VG)

Agent Comments

 2  1  1

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

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