# 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

4/4 Bennison Street, Croydon Vic 3136

#### Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquoting |            |     |             |     |           |      |        |         |  |  |
|--|------------|-----|-------------|-----|-----------|------|--------|---------|--|--|
| Range betweer  | \$690,000  |     | &           |     | \$730,000 |      |        |         |  |  |
| Median sale p  | rice       |     |             |     |           |      |        |         |  |  |
| Median price   | \$744,000  | Pro | operty Type | Том | /nhouse   |      | Suburb | Croydon |  |  |
| Period - From  | 29/10/2020 | to  | 28/10/2021  |     | 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.

| Add | dress of comparable property | Price     | Date of sale |
|-----|------------------------------|-----------|--------------|
| 1   | 2/15 Famley St CROYDON 3136  | \$696,000 | 03/07/2021   |
| 2   | 5/24 Pascoe Av CROYDON 3136  | \$691,000 | 30/09/2021   |
| 3   | 3 Harold CI KILSYTH 3137     | \$670,000 | 21/07/2021   |

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:

29/10/2021 11:58



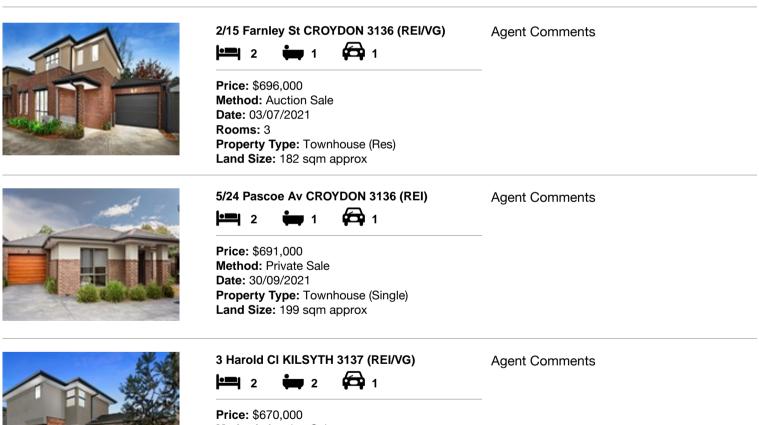






Rooms: 5 Property Type: Townhouse (Single) Agent Comments Indicative Selling Price \$690,000 - \$730,000 Median Townhouse Price 29/10/2020 - 28/10/2021: \$744,000

# **Comparable Properties**



Method: Auction Sale Date: 21/07/2021 Property Type: Townhouse (Res)

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



property data

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