

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 between \$690,000

&

\$730,000

Median sale price

Median price \$744,000

Property Type Townhouse

Suburb Croydon

Period - From 29/10/2020

to

28/10/2021

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	2/15 Farnley St CROYDON 3136	\$696,000	03/07/2021
2	5/24 Pascoe Av CROYDON 3136	\$691,000	30/09/2021
3	3 Harold Cl 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



2/15 Farnley St CROYDON 3136 (REI/VG)

[Agent Comments](#)



Price: \$696,000
Method: Auction Sale
Date: 03/07/2021
Rooms: 3
Property Type: Townhouse (Res)
Land Size: 182 sqm approx



5/24 Pascoe Av CROYDON 3136 (REI)

[Agent Comments](#)



Price: \$691,000
Method: Private Sale
Date: 30/09/2021
Property Type: Townhouse (Single)
Land Size: 199 sqm approx



3 Harold CI KILSYTH 3137 (REI/VG)

[Agent Comments](#)



Price: \$670,000
Method: Auction Sale
Date: 21/07/2021
Property Type: Townhouse (Res)

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