

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

3/102-108 Croydon Road, Croydon VIC 3136

Indicative selling price

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

Single Price

\$455,000

&

\$475,000

Median sale price

Median price

\$700,000

Property type

Unit

Suburb

Croydon

Period - From

01/10/2023

to

31/12/2023

Source

REIV

Comparable property sales

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) 7/67-69 Hewish Rd, CROYDON 3136	\$498,888	08/02/2024
2) 11/10-12 Ray St CROYDON 3136	\$470,000	23/02/2024
3) 3/34 Plumer St CROYDON 3136	\$446,000	10/02/2024

This Statement of Information was prepared on: 25/03/2024