

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

16/24 Croydon Road, Croydon Vic 3136

Indicative selling price

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

Single price

\$430,000

Median sale price

Median price

\$528,000

Property Type

Unit

Suburb

Croydon

Period - From

01/07/2020

to

30/09/2020

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	22/24 Croydon Rd CROYDON 3136	\$465,000	03/06/2020
2	2/4 Civic Sq CROYDON 3136	\$450,000	09/07/2020
3	3/147-149 Maroondah Hwy CROYDON 3136	\$447,000	05/08/2020

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:

01/12/2020 16:16



Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$430,000
Median Unit Price
September quarter 2020: \$528,000

Comparable Properties

22/24 Croydon Rd CROYDON 3136 (REI)

Agent Comments



Price: \$465,000
Method: Private Sale
Date: 03/06/2020
Property Type: Apartment



2/4 Civic Sq CROYDON 3136 (REI/VG)

Agent Comments



Price: \$450,000
Method: Private Sale
Date: 09/07/2020
Rooms: 5
Property Type: Apartment



3/147-149 Maroondah Hwy CROYDON 3136 (REI/VG)

Agent Comments



Price: \$447,000
Method: Private Sale
Date: 05/08/2020
Rooms: 3
Property Type: Unit