

# 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](http://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