

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

2/75 Eastfield Road, Croydon Vic 3136

Indicative selling price

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

Range between \$550,000

&

\$600,000

Median sale price

Median price \$581,250

Property Type Unit

Suburb Croydon

Period - From 01/10/2019

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	3/9 Langley St RINGWOOD EAST 3135	\$618,000	10/07/2020
2	26 Bayswater Rd CROYDON 3136	\$585,000	28/08/2020
3	1/92 Mt Dandenong Rd RINGWOOD EAST 3135	\$572,888	14/10/2020

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:

05/01/2021 14:58



 2  1  1

Property Type: Unit
Land Size: 387 sqm approx
Agent Comments

Indicative Selling Price
\$550,000 - \$600,000
Median Unit Price
Year ending September 2020: \$581,250

Comparable Properties



3/9 Langley St RINGWOOD EAST 3135 (REI/VG)

Agent Comments

 2  1  1

Price: \$618,000
Method: Private Sale
Date: 10/07/2020
Rooms: 5
Property Type: Unit



26 Bayswater Rd CROYDON 3136 (REI/VG)

Agent Comments

 2  2  1

Price: \$585,000
Method: Private Sale
Date: 28/08/2020
Property Type: House
Land Size: 380 sqm approx



1/92 Mt Dandenong Rd RINGWOOD EAST 3135 (VG)

Agent Comments

 2  -  -

Price: \$572,888
Method: Sale
Date: 14/10/2020
Property Type: Flat/Unit/Apartment (Res)