

STATEMENT OF INFORMATION

3/21-23 SURREY ROAD W, CROYDON, VIC 3136
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STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3/21-23 SURREY ROAD W, CROYDON, VIC 3 1 2

Indicative Selling Price

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

Price Range: **\$620,000 to \$680,000**

MEDIAN SALE PRICE



CROYDON, VIC, 3136

Suburb Median Sale Price (Unit)

\$520,000

01 July 2016 to 30 June 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



1/29 HAIG ST, CROYDON, VIC 3136

3 1 2

Sale Price

***\$640,000**

Sale Date: 02/09/2017

Distance from Property: 450m



2/144 DORSET RD, CROYDON, VIC 3136

3 2 2

Sale Price

***\$674,000**

Sale Date: 23/08/2017

Distance from Property: 908m



2/357 MAROONDAH HWY, CROYDON NORTH, 3 2 2

Sale Price

\$619,950

Sale Date: 24/07/2017

Distance from Property: 1.6km



This report has been compiled on 25/09/2017 by Kenneth Ooi. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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2/25 RUSKIN AVE, CROYDON, VIC 3136

3 1 2

Sale Price

***\$625,500**

Sale Date: 15/07/2017

Distance from Property: 1.3km



4/15 BONNIE VIEW RD, CROYDON NORTH, VIC 3136

3 2 2

Sale Price

***\$660,100**

Sale Date: 27/06/2017

Distance from Property: 1.3km



8/258 DORSET RD, CROYDON, VIC 3136

3 1 2

Sale Price

***\$600,000**

Sale Date: 08/06/2017

Distance from Property: 644m



1/112 MAROONDAH HWY, CROYDON, VIC 3136

3 2 1

Sale Price

\$635,000

Sale Date: 08/06/2017

Distance from Property: 1.2km



6/298 MAROONDAH HWY, CROYDON, VIC 3136

3 2 2

Sale Price

\$675,000

Sale Date: 25/05/2017

Distance from Property: 1km



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3/21-23 SURREY ROAD W, CROYDON, VIC 3136

Indicative selling price

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

Price Range:

\$620,000 to \$680,000

Median sale price

Median price

\$520,000

House

Unit

X


Suburb

CROYDON

Period

01 July 2016 to 30 June 2017

Source



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
1/29 HAIG ST, CROYDON, VIC 3136	*\$640,000	02/09/2017
2/144 DORSET RD, CROYDON, VIC 3136	*\$674,000	23/08/2017
2/357 MAROONDAH HWY, CROYDON NORTH, VIC 3136	\$619,950	24/07/2017
2/25 RUSKIN AVE, CROYDON, VIC 3136	*\$625,500	15/07/2017

4/15 BONNIE VIEW RD, CROYDON NORTH, VIC 3136	*\$660,100	27/06/2017
8/258 DORSET RD, CROYDON, VIC 3136	*\$600,000	08/06/2017
1/112 MAROONDAH HWY, CROYDON, VIC 3136	\$635,000	08/06/2017
6/298 MAROONDAH HWY, CROYDON, VIC 3136	\$675,000	25/05/2017