

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

4/10 Dennis Street, Croydon Vic 3136

Indicative selling price

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

Single price

\$629,999

Median sale price

Median price

\$707,500

Property Type

Unit

Suburb

Croydon

Period - From

01/04/2022

to

30/06/2022

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	6/6-8 Surrey Rd.W CROYDON 3136	\$645,000	11/05/2022
2	3/9 Morelle Ct MOOROOLBARK 3138	\$644,500	10/05/2022
3	3/44 Sherlock Rd CROYDON 3136	\$643,000	14/05/2022

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:

02/08/2022 16:20

4/10 Dennis Street, Croydon Vic 3136

Miles Howell

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Indicative Selling Price

\$629,999

Median Unit Price

June quarter 2022: \$707,500



 2  1  1

Property Type: Unit

Land Size: 201 sqm approx

Agent Comments

Comparable Properties



6/6-8 Surrey Rd.W CROYDON 3136 (REI)

Agent Comments

 2  1  2

Price: \$645,000

Method: Private Sale

Date: 11/05/2022

Property Type: Unit

Land Size: 235.08 sqm approx



3/9 Morelle Ct MOOROOLBARK 3138 (REI)

Agent Comments

 2  1  1

Price: \$644,500

Method: Private Sale

Date: 10/05/2022

Property Type: Unit



3/44 Sherlock Rd CROYDON 3136 (REI/VG)

Agent Comments

 2  1  2

Price: \$643,000

Method: Private Sale

Date: 14/05/2022

Property Type: Unit

Land Size: 234 sqm approx

Account - Professionals Croydon | P: 03 9725 0000 | F: 03 9725 7354