Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	4/10 Dennis Street, Croydon Vic 3136
Including suburb and	
postcode	

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	Pro	perty Type	Jnit		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

Aut	areas or comparable property	1 1100	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



Date of sale



Miles Howell 9725 0000 0437 618 150 mileshowell@methven.com.au

> **Indicative Selling Price** \$629,999 **Median Unit Price**

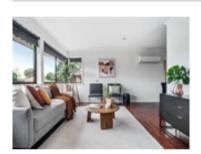
June quarter 2022: \$707,500





Property Type: Unit Land Size: 201 sqm approx **Agent Comments**

Comparable Properties



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





Price: \$645,000 Method: Private Sale Date: 11/05/2022 Property Type: Unit

Land Size: 235.08 sqm approx

Agent Comments



3/9 Morelle Ct MOOROOLBARK 3138 (REI)

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Price: \$644,500 Method: Private Sale Date: 10/05/2022 Property Type: Unit

Agent Comments



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



Price: \$643.000 Method: Private Sale Date: 14/05/2022 Property Type: Unit

Land Size: 234 sqm approx

Agent Comments

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



