

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

2/13 WILLIAM ROAD CROYDON VIC 3136

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$880,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Unit

Suburb

Croydon

Period-from

01 Jan 2024

to

31 Dec 2024

Source

Corelogic

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 6 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

64A LINCOLN ROAD CROYDON VIC 3136	\$925,000	21-Nov-24
145A HULL ROAD CROYDON VIC 3136	\$900,000	16-Dec-24

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 6 months.

This Statement of Information was prepared on: 21 January 2025



64A LINCOLN ROAD CROYDON VIC 3136

 4  2  2

Sold Price

^{RS} **\$925,000**

Sold Date **21-Nov-24**

Distance **0.42km**



145A HULL ROAD CROYDON VIC 3136

 4  3  2

Sold Price

^{RS} **\$900,000** ^{UN}

Sold Date **16-Dec-24**

Distance **1.74km**

RS = Recent sale

UN = Undisclosed Sale

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