Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 67/13-15 Hewish Road, Croydon Vic 3136

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betweer	\$395,000		&		\$420,000			
Median sale pi	rice							
Median price	\$650,000	Pro	operty Type	Unit			Suburb	Croydon
Period - From	01/04/2023	to	30/06/2023		So	urce	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.

Add	Iress of comparable property	Price	Date of sale
1	10/10 Yarraduct PI.S CROYDON 3136	\$400,000	24/08/2023
2	32/13-15 Hewish Rd CROYDON 3136	\$400,000	13/06/2023
3	66/13-15 Hewish Rd CROYDON 3136	\$390,000	13/06/2023

OR

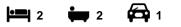
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

25/08/2023 14:53







Rooms: 3 Property Type: Unit Agent Comments Indicative Selling Price \$395,000 - \$420,000 Median Unit Price June quarter 2023: \$650,000

Comparable Properties



10/10 Yarraduct PI.S CROYDON 3136 (REI)



Price: \$400,000 Method: Private Sale Date: 24/08/2023 Property Type: Unit

32/13-15 Hewish Rd CROYDON 3136 (REI)

Agent Comments

Agent Comments





Price: \$400,000 Method: Private Sale Date: 13/06/2023 Property Type: Unit

66/13-15 Hewish Rd CROYDON 3136 (REI)



Agent Comments



Price: \$390,000 Method: Private Sale Date: 13/06/2023 Property Type: Apartment

Account - Woodards | P: 0390563899



propertydata

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