

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

7/1 Alfrick 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

\$520,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$642,000

Property type

Unit

Suburb

Croydon

Period-from

01 Nov 2020

to

31 Oct 2021

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

1/15-17 Haig Street Croydon VIC 3136	\$655,156	06-Oct-21
3/20 Kitchener Road Croydon VIC 3136	\$630,000	24-Aug-21
14 Recess Concourse Mooroolbark VIC 3138	\$600,000	27-Sep-21

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: 01 November 2021



1/15-17 Haig Street Croydon VIC 3136

 2  1  1

Sold Price

^{RS} **\$655,156** Sold Date **06-Oct-21**

Distance **0.71km**



3/20 Kitchener Road Croydon VIC 3136

 2  1  1

Sold Price

\$630,000 Sold Date **24-Aug-21**

Distance **0.98km**



14 Recess Concourse Mooroolbark VIC 3138

 2  2  2

Sold Price

^{RS} **\$600,000** Sold Date **27-Sep-21**

Distance **2.22km**

RS = Recent sale

UN = Undisclosed Sale

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