

# 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

Unit 2 & 3/18 Todd Court, Croydon Vic 3136

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$720,000 & \$760,000

### Median sale price

Median price \$591,000 Property Type Unit Suburb Croydon

Period - From 01/04/2020 to 30/06/2020 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	4/394 Mt Dandenong Rd CROYDON 3136	\$782,000	07/03/2020
2	139a Hull Rd CROYDON 3136	\$750,500	02/07/2020
3	30a Haig St CROYDON 3136	\$730,066	15/04/2020

**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:

25/07/2020 17:27



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$720,000 - \$760,000  
**Median Unit Price**  
June quarter 2020: \$591,000

## Comparable Properties

**4/394 Mt Dandenong Rd CROYDON 3136 (REI/VG)**

Agent Comments



**Price:** \$782,000  
**Method:** Auction Sale  
**Date:** 07/03/2020  
**Property Type:** Unit  
**Land Size:** 530 sqm approx



**139a Hull Rd CROYDON 3136 (REI)**

Agent Comments



**Price:** \$750,500  
**Method:** Private Sale  
**Date:** 02/07/2020  
**Property Type:** Unit



**30a Haig St CROYDON 3136 (REI/VG)**

Agent Comments



**Price:** \$730,066  
**Method:** Private Sale  
**Date:** 15/04/2020  
**Property Type:** House  
**Land Size:** 404 sqm approx