

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

5/19 William Road, Croydon Vic 3136

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$920,000

&

\$970,000

Median sale price

Median price \$700,000

Property Type Unit

Suburb Croydon

Period - From 01/10/2023

to 31/12/2023

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	2/19 William Rd CROYDON 3136	\$985,250	19/02/2024
2	376a Mt Dandenong Rd CROYDON 3136	\$962,000	23/03/2024
3	4/19 William Rd CROYDON 3136	\$950,000	21/02/2024

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:

04/04/2024 15:45

5/19 William Road, Croydon Vic 3136



Ashley Hutson
97353300

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Indicative Selling Price

\$920,000 - \$970,000

Median Unit Price

December quarter 2023: \$700,000



4 2 2

Property Type: Unit

Land Size: 289 sqm approx

Agent Comments

Brand new home in group of 5

Comparable Properties



2/19 William Rd CROYDON 3136 (REI)

Agent Comments

4 2 2

Price: \$985,250

Method: Private Sale

Date: 19/02/2024

Property Type: House



376a Mt Dandenong Rd CROYDON 3136 (REI)

Agent Comments

4 2 2

Price: \$962,000

Method: Auction Sale

Date: 23/03/2024

Property Type: House (Res)

Land Size: 465 sqm approx



4/19 William Rd CROYDON 3136 (REI)

Agent Comments

4 2 2

Price: \$950,000

Method: Private Sale

Date: 21/02/2024

Property Type: House

Account - Barry Plant | P: 03 9735 3300



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