

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

6/11-13 Ross Road, Croydon Vic 3136

Indicative selling price

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

Range between \$690,000 & \$759,000

Median sale price

Median price \$744,000 Property Type Townhouse Suburb Croydon

Period - From 28/10/2020 to 27/10/2021 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	3/35 Jackson St CROYDON 3136	\$730,000	18/05/2021
2	2/32 Bayswater Rd CROYDON 3136	\$712,000	21/06/2021
3	2/7 Jesmond Rd CROYDON 3136	\$700,000	16/06/2021

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:

28/10/2021 18:10



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$690,000 - \$759,000
Median Townhouse Price
28/10/2020 - 27/10/2021: \$744,000

Comparable Properties



3/35 Jackson St CROYDON 3136 (REI/VG)

Agent Comments



Price: \$730,000
Method: Private Sale
Date: 18/05/2021
Property Type: Townhouse (Single)



2/32 Bayswater Rd CROYDON 3136 (REI/VG)

Agent Comments



Price: \$712,000
Method: Private Sale
Date: 21/06/2021
Property Type: Townhouse (Single)
Land Size: 205 sqm approx



2/7 Jesmond Rd CROYDON 3136 (REI/VG)

Agent Comments



Price: \$700,000
Method: Private Sale
Date: 16/06/2021
Property Type: Townhouse (Single)
Land Size: 173 sqm approx

Account - Philip Webb