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 6/11-13 Ross Road, Croydon Vic 3136

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$690,000		&		\$759,000			
Median sale p	rice							
Median price	\$744,000	Pro	operty Type	Том	nhouse		Suburb	Croydon
Period - From	28/10/2020	to	27/10/2021		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	dress 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)



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



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

Agent Comments

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



propertydata

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