

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

6/37 Holloway Road, Croydon North Vic 3136

Indicative selling price

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

Range between \$575,000

&

\$630,000

Median sale price

Median price \$611,000

Property Type Unit

Suburb Croydon North

Period - From 01/01/2020

to 31/12/2020

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	10 Yering Pl CHIRNSIDE PARK 3116	\$620,000	23/10/2020
2	12/46-48 Bonnie View Rd CROYDON NORTH 3136	\$600,000	04/12/2020
3	11/33-37 Karingal St CROYDON NORTH 3136	\$573,000	12/10/2020

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:

22/02/2021 16:38



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Property Type: Unit
Land Size: 249 sqm approx
Agent Comments

Indicative Selling Price
\$575,000 - \$630,000
Median Unit Price
Year ending December 2020: \$611,000

Comparable Properties



10 Yering PI CHIRNSIDE PARK 3116 (REI/VG) **Agent Comments**

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Price: \$620,000
Method: Private Sale
Date: 23/10/2020
Rooms: 4
Property Type: House (Res)
Land Size: 302 sqm approx



12/46-48 Bonnie View Rd CROYDON NORTH 3136 (REI/VG) **Agent Comments**

 3  1  1

Price: \$600,000
Method: Private Sale
Date: 04/12/2020
Property Type: Unit
Land Size: 390 sqm approx



11/33-37 Karingal St CROYDON NORTH 3136 (VG) **Agent Comments**

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Price: \$573,000
Method: Sale
Date: 12/10/2020
Property Type: Flat/Unit/Apartment (Res)