

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

24/24 Croydon Road, Croydon Vic 3136

Indicative selling price

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

Single price

\$434,950

Median sale price

Median price

\$674,000

Property Type

Unit

Suburb

Croydon

Period - From

09/08/2021

to

08/08/2022

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	107/10 Alfrick Rd CROYDON 3136	\$440,000	03/05/2022
2	80/13-15 Hewish Rd CROYDON 3136	\$440,000	18/02/2022
3	63/13-15 Hewish Rd CROYDON 3136	\$440,000	09/03/2022

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:

09/08/2022 11:42



 2  1  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$434,950

Median Unit Price

09/08/2021 - 08/08/2022: \$674,000

Comparable Properties

107/10 Alfrick Rd CROYDON 3136 (VG)

Agent Comments

 2  -  -

Price: \$440,000

Method: Sale

Date: 03/05/2022

Property Type: Strata Unit/Flat



80/13-15 Hewish Rd CROYDON 3136 (REI)

Agent Comments

 2  1  1

Price: \$440,000

Method: Private Sale

Date: 18/02/2022

Property Type: Apartment



63/13-15 Hewish Rd CROYDON 3136 (REI)

Agent Comments

 2  1  1

Price: \$440,000

Method: Private Sale

Date: 09/03/2022

Property Type: Apartment

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