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.a	u/underquoting
			•		0	1 0

Single price \$434,950

Median sale price

Median price \$674,000		Pro	perty Type Unit	:	Suburb Croydon	
Period - From	09/08/2021	to	08/08/2022	Sour	rce 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	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









Property Type: Apartment Agent Comments

Indicative Selling Price \$434,950 **Median Unit Price** 09/08/2021 - 08/08/2022: \$674,000

Comparable Properties



2

Price: \$440,000 Method: Sale Date: 03/05/2022 Property Type: Strata Unit/Flat Agent Comments

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

Agent Comments





Price: \$440,000 Method: Private Sale Date: 18/02/2022 Property Type: Apartment

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



Agent Comments



Price: \$440.000 Method: Private Sale Date: 09/03/2022 Property Type: Apartment

Account - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122



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