

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

1/15 Newman Road, Croydon Vic 3136

Indicative selling price

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

Range between \$750,000 & \$800,000

Median sale price

Median price \$795,000 Property Type Townhouse Suburb Croydon

Period - From 22/02/2023 to 21/02/2024 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	6/11 Cameron Rd CROYDON 3136	\$790,000	29/01/2024
2	3/11 Newman Rd CROYDON 3136	\$780,000	13/11/2023
3	2/25 Ruskin Av CROYDON 3136	\$745,000	19/02/2024

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:

22/02/2024 14:44



 3  2  2

Property Type: Townhouse

Land Size: 403 sqm approx

Agent Comments

Indicative Selling Price

\$750,000 - \$800,000

Median Townhouse Price

22/02/2023 - 21/02/2024: \$795,000

Comparable Properties



6/11 Cameron Rd CROYDON 3136 (REI)

Agent Comments

 3  2  2

Price: \$790,000

Method: Private Sale

Date: 29/01/2024

Property Type: Townhouse (Single)



3/11 Newman Rd CROYDON 3136 (REI)

Agent Comments

 4  2  2

Price: \$780,000

Method: Private Sale

Date: 13/11/2023

Property Type: House

Land Size: 274 sqm approx



2/25 Ruskin Av CROYDON 3136 (REI)

Agent Comments

 3  1  2

Price: \$745,000

Method: Private Sale

Date: 19/02/2024

Property Type: Unit

Land Size: 394 sqm approx

Account - Barry Plant | P: 03 9842 8888