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

2/202 Eastfield Road, Croydon South Vic 3136

Indicative selling price

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

Range between | $695,000 | & | $764,500

Median sale price

Median price | $733,500 | Property Type | House | Suburb | Croydon South

Period - From | 01/10/2019 | to | 31/12/2019 | 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	2/10 Bennison St CROYDON 3136	$785,000	13/02/2020
2	92 Eastfield Rd CROYDON SOUTH 3136	$750,000	28/11/2019
3	3/58 Faraday Rd CROYDON SOUTH 3136	$729,950	29/01/2020

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: | 25/02/2020 21:17

PhilipWebb

🛏 3   🛁 2   🚗 2

Property Type: Unit

Agent Comments

Comparable Properties

2/10 Bennison St CROYDON 3136 (REI)

🛏 3   🛁 2   🚗 2

Price: $785,000
Method: Sold Before Auction
Date: 13/02/2020
Property Type: Unit

Agent Comments

92 Eastfield Rd CROYDON SOUTH 3136 (REI/VG)

🛏 3   🛁 2   🚗 2

Price: $750,000
Method: Sale by Tender
Date: 28/11/2019
Property Type: Unit
Land Size: 388 sqm approx

Agent Comments

3/58 Faraday Rd CROYDON SOUTH 3136 (REI)

🛏 3   🛁 2   🚗 2

Price: $729,950
Method: Private Sale
Date: 29/01/2020
Property Type: Townhouse (Single)

Agent Comments

Account - Philip Webb