

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

207/4-6 Alfrick Road, Croydon Vic 3136

Indicative selling price

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

Range between \$460,000 & \$490,000

Median sale price

Median price \$670,000 Property Type Unit Suburb Croydon

Period - From 01/04/2021 to 30/06/2021 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	8/1 Alfrick Rd CROYDON 3136	\$520,000	07/05/2021
2	209/4 Alfrick Rd CROYDON 3136	\$465,000	17/06/2021
3	105/4 Alfrick Rd CROYDON 3136	\$450,000	13/05/2021

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:

07/09/2021 15:09



Property Type: Apartment

Agent Comments

Comparable Properties



8/1 Alfrick Rd CROYDON 3136 (VG)

Agent Comments



Price: \$520,000

Method: Sale

Date: 07/05/2021

Property Type: Strata Unit/Flat

209/4 Alfrick Rd CROYDON 3136 (VG)

Agent Comments



Price: \$465,000

Method: Sale

Date: 17/06/2021

Property Type: Strata Unit/Flat

105/4 Alfrick Rd CROYDON 3136 (VG)

Agent Comments



Price: \$450,000

Method: Sale

Date: 13/05/2021

Property Type: Strata Unit/Flat