Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 3/15-17 Haig Street, Croydon Vic 3136

Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | v.au/ | underquot | ting | | |
|-----------------|-------------------|------|--------------|-------|-----------|------|--------|---------|
| Range betweer | \$620,000 | | & | | \$680,000 | | | |
| Median sale pr | rice | | | | | | | |
| Median price | \$650,000 | Pro | operty Type | Unit | | | Suburb | Croydon |
| Period - From | 01/04/2025 | to | 30/06/2025 | | So | urce | 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 | 15/35-43 Kent Av CROYDON 3136 | \$650,000 | 23/06/2025 |
| 2 | 7/47 Taylors Rd CROYDON 3136 | \$680,000 | 13/06/2025 |
| 3 | 5/63-65 Surrey Rd.E CROYDON 3136 | \$622,000 | 17/05/2025 |

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:

25/07/2025 13:00





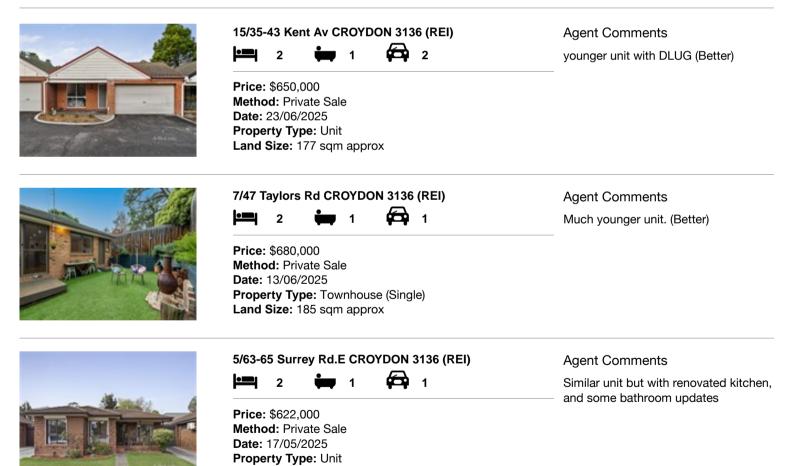




Property Type: Unit Agent Comments

Indicative Selling Price \$620,000 - \$680,000 Median Unit Price June quarter 2025: \$650,000

Comparable Properties



Account - Barry Plant | P: 03 9735 3300



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