

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

6b Peter Street, Croydon South Vic 3136

Indicative selling price

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

Single price

\$709,000

Median sale price

Median price

\$772,000

Property Type

Unit

Suburb

Croydon South

Period - From

27/06/2022

to

26/06/2023

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	2/5 Stephen Cr CROYDON 3136	\$741,000	07/02/2023
2	1/168 Mt Dandenong Rd RINGWOOD EAST 3135	\$695,000	09/05/2023
3	1/10 Ware Cr RINGWOOD EAST 3135	\$685,000	29/03/2023

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:

27/06/2023 13:32

6b Peter Street, Croydon South Vic 3136



Property Type:
Agent Comments

Indicative Selling Price
\$709,000

Median Unit Price
27/06/2022 - 26/06/2023: \$772,000

Comparable Properties



2/5 Stephen Cr CROYDON 3136 (REI/VG)

Agent Comments



Price: \$741,000
Method: Private Sale
Date: 07/02/2023
Property Type: Townhouse (Res)
Land Size: 193 sqm approx



1/168 Mt Dandenong Rd RINGWOOD EAST
3135 (REI)

Agent Comments



Price: \$695,000
Method: Private Sale
Date: 09/05/2023
Property Type: Townhouse (Res)



1/10 Ware Cr RINGWOOD EAST 3135 (REI/VG)

Agent Comments



Price: \$685,000
Method: Sold Before Auction
Date: 29/03/2023
Property Type: Townhouse (Res)
Land Size: 198 sqm approx

Account - Noel Jones | P: 03 98487888 | F: 03 98487472



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