

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

1/17 Nursery Road, Croydon Vic 3136

Indicative selling price

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

Range between \$620,000 & \$680,000

Median sale price

Median price \$655,300 Property Type Unit Suburb Croydon

Period - From 01/04/2023 to 31/03/2024 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	2/68 Kalinda Rd RINGWOOD 3134	\$665,000	30/01/2024
2	350/67-81 Maroondah Hwy CROYDON 3136	\$625,000	04/03/2024
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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:

24/06/2024 10:03



Property Type: Unit

Agent Comments

Comparable Properties



2/68 Kalinda Rd RINGWOOD 3134 (REI/VG)

Agent Comments



Price: \$665,000

Method: Private Sale

Date: 30/01/2024

Property Type: Unit



350/67-81 Maroondah Hwy CROYDON 3136 (REI)

Agent Comments



Price: \$625,000

Method: Private Sale

Date: 04/03/2024

Property Type: Unit

Land Size: 217 sqm approx

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.