

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

1/24 Plumer Street, Croydon Vic 3136

Indicative selling price

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

Range between \$650,000 & \$690,000

Median sale price

Median price \$790,500 Property Type Townhouse Suburb Croydon

Period - From 27/09/2022 to 26/09/2023 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	2/11 Cameron Rd CROYDON 3136	\$665,000	08/07/2023
2	2/12 Ryland Av CROYDON 3136	\$656,500	27/05/2023
3	3/24 Plumer St CROYDON 3136	\$650,000	19/07/2023

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:

27/09/2023 15:24



 2  1  1

Property Type: House (Res)

Land Size: 275 sqm approx

Agent Comments

Indicative Selling Price

\$650,000 - \$690,000

Median Townhouse Price

27/09/2022 - 26/09/2023: \$790,500

Comparable Properties



2/11 Cameron Rd CROYDON 3136 (VG)

Agent Comments

 2  -  -

Price: \$665,000

Method: Sale

Date: 08/07/2023

Property Type: Flat/Unit/Apartment (Res)



2/12 Ryland Av CROYDON 3136 (VG)

Agent Comments

 2  -  -

Price: \$656,500

Method: Sale

Date: 27/05/2023

Property Type: Flat/Unit/Apartment (Res)

3/24 Plumer St CROYDON 3136 (VG)

Agent Comments

 2  -  -

Price: \$650,000

Method: Sale

Date: 19/07/2023

Property Type: Flat/Unit/Apartment (Res)

Account - Professionals Croydon | P: 03 9725 0000 | F: 03 9725 7354