

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

1/59-61 Hewish Road, Croydon Vic 3136

Indicative selling price

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

Range between \$550,000 & \$600,000

Median sale price

Median price \$607,000 Property Type Unit Suburb Croydon

Period - From 01/01/2024 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	29/310 Dorset Rd CROYDON 3136	\$595,000	03/04/2024
2	5/19 Jackson St CROYDON 3136	\$580,000	12/02/2024
3	1/13-15 Vernon St CROYDON 3136	\$575,000	28/02/2024

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: 02/07/2024 16:41

1/59-61 Hewish Road, Croydon Vic 3136

**Jellis
Craig**

Gary Seaye

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Indicative Selling Price

\$550,000 - \$600,000

Median Unit Price

March quarter 2024: \$607,000



 2  1  1

Rooms: 3

Property Type: Unit

Agent Comments

Comparable Properties



29/310 Dorset Rd CROYDON 3136 (REI)

Agent Comments

 2  1  1

Price: \$595,000

Method: Private Sale

Date: 03/04/2024

Property Type: Unit



5/19 Jackson St CROYDON 3136 (REI/VG)

Agent Comments

 2  1  1

Price: \$580,000

Method: Private Sale

Date: 12/02/2024

Property Type: Unit

Land Size: 175 sqm approx



1/13-15 Vernon St CROYDON 3136 (REI)

Agent Comments

 2  1  1

Price: \$575,000

Method: Private Sale

Date: 28/02/2024

Property Type: Unit

Land Size: 178 sqm approx

Account - Jellis Craig | P: 03 9725 0000 | F: 03 9725 7354



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