

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

14/13-15 Hewish Road, Croydon Vic 3136

Indicative selling price

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

Range between \$400,000 & \$440,000

Median sale price

Median price \$700,000 Property Type Unit Suburb Croydon

Period - From 01/10/2023 to 31/12/2023 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	27/5-7 Alfrick Rd CROYDON 3136	\$451,000	05/02/2024
2	100/13-15 Hewish Rd CROYDON 3136	\$417,500	17/10/2023
3	9/13-15 Hewish Rd CROYDON 3136	\$395,000	12/02/2024

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:

29/02/2024 16:54

14/13-15 Hewish Road, Croydon Vic 3136

**Jellis
Craig**

Joseph Corsi

9870 6211

0418 149 290

josephcorsi@jellisrcraig.com.au

Indicative Selling Price

\$400,000 - \$440,000

Median Unit Price

December quarter 2023: \$700,000



 3  1  2

Property Type: Apartment

Agent Comments

Comparable Properties



27/5-7 Alfrick Rd CROYDON 3136 (REI)

Agent Comments

 2  1  1

Price: \$451,000

Method: Private Sale

Date: 05/02/2024

Property Type: Apartment



100/13-15 Hewish Rd CROYDON 3136 (REI)

Agent Comments

 2  2  1

Price: \$417,500

Method: Private Sale

Date: 17/10/2023

Property Type: Unit



9/13-15 Hewish Rd CROYDON 3136 (REI)

Agent Comments

 2  1  1

Price: \$395,000

Method: Private Sale

Date: 12/02/2024

Property Type: Apartment

Account - Jellis Craig | P: 03 9870 6211 | F: 03 9870 6024



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