

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

14a William Road, Croydon Vic 3136

Indicative selling price

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

Range between \$950,000 & \$1,030,000

Median sale price

Median price \$790,000 Property Type Townhouse Suburb Croydon

Period - From 11/04/2023 to 10/04/2024 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	3/14 Thackeray Ct CROYDON 3136	\$960,000	23/01/2024
2	3/8 Kitchener Rd CROYDON 3136	\$950,000	23/11/2023
3	1/7 Parry St CROYDON 3136	\$950,000	21/02/2024

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.~~

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Indicative Selling Price

\$950,000 - \$1,030,000

Median Townhouse Price

11/04/2023 - 10/04/2024: \$790,000



Property Type: House (Previously Occupied - Detached)

Land Size: 476 sqm approx

[Agent Comments](#)

Comparable Properties



3/14 Thackeray Ct CROYDON 3136 (REI)

[Agent Comments](#)



Price: \$960,000

Method: Sold Before Auction

Date: 23/01/2024

Property Type: Townhouse (Res)



3/8 Kitchener Rd CROYDON 3136 (REI/VG)

[Agent Comments](#)



Price: \$950,000

Method: Private Sale

Date: 23/11/2023

Property Type: Townhouse (Single)



1/7 Parry St CROYDON 3136 (REI)

[Agent Comments](#)



Price: \$950,000

Method: Private Sale

Date: 21/02/2024

Property Type: Townhouse (Single)

Land Size: 205 sqm approx

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