

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

15/37 Holloway Road, Croydon North Vic 3136

Indicative selling price

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

Range between \$720,000 & \$780,000

Median sale price

Median price \$705,000 Property Type Unit Suburb Croydon North

Period - From 01/04/2023 to 30/06/2023 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 | 1/11 Gary Ct CROYDON 3136 | \$730,000 | 11/09/2023 |
| 2 | 1/29 Karingal St CROYDON NORTH 3136 | \$705,000 | 25/06/2023 |
| 3 | | | |

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:

28/09/2023 15:42



Property Type: Unit

Land Size: 299 sqm approx

Agent Comments

Indicative Selling Price

\$720,000 - \$780,000

Median Unit Price

June quarter 2023: \$705,000

Comparable Properties



1/11 Gary Ct CROYDON 3136 (REI)

Agent Comments



Price: \$730,000

Method: Private Sale

Date: 11/09/2023

Property Type: Unit

Land Size: 544 sqm approx



**1/29 Karingal St CROYDON NORTH 3136
(REI/VG)**

Agent Comments



Price: \$705,000

Method: Private Sale

Date: 25/06/2023

Rooms: 4

Property Type: Unit

Land Size: 496 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.