

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

18 Macey Street, Croydon South Vic 3136

Indicative selling price

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

Range between \$660,000 & \$720,000

Median sale price

Median price \$888,000 Property Type House Suburb Croydon South

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	170 Bayswater Rd CROYDON SOUTH 3136	\$720,780	06/05/2023
2	130 Belmont Rd.E CROYDON SOUTH 3136	\$650,000	08/05/2023
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:

18/09/2023 13:42

18 Macey Street, Croydon South Vic 3136

**Jellis
Craig**

Daniel Broadbent

9870 6211

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 3  1  2

Property Type: House

Land Size: 374 sqm approx

Agent Comments

Indicative Selling Price

\$660,000 - \$720,000

Median House Price

June quarter 2023: \$888,000

Comparable Properties



170 Bayswater Rd CROYDON SOUTH 3136
(REI/VG)

Agent Comments

 3  1  2

Price: \$720,780

Method: Private Sale

Date: 06/05/2023

Property Type: House

Land Size: 438 sqm approx



130 Belmont Rd.E CROYDON SOUTH 3136
(REI/VG)

Agent Comments

 3  1  2

Price: \$650,000

Method: Private Sale

Date: 08/05/2023

Property Type: House

Land Size: 439 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.

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



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