

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

2/15 Ross Road, Croydon Vic 3136

Indicative selling price

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

Range between \$720,000 & \$790,000

Median sale price

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

Period - From 15/04/2023 to 14/04/2024 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.

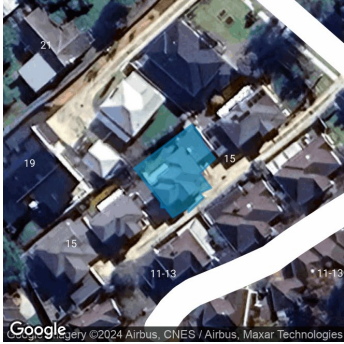
| | Address of comparable property | Price | Date of sale |
|---|---------------------------------|-----------|--------------|
| 1 | 1/47 Taylors Rd CROYDON 3136 | \$792,000 | 02/04/2024 |
| 2 | 4/9 Morris Rd CROYDON 3136 | \$775,000 | 17/02/2024 |
| 3 | 17/75 Eastfield Rd CROYDON 3136 | \$700,000 | 27/02/2024 |

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:

15/04/2024 15:18



 3
  1
  2

Property Type: Townhouse

Land Size: 198 sqm approx

Agent Comments

Indicative Selling Price

\$720,000 - \$790,000

Median Townhouse Price

15/04/2023 - 14/04/2024: \$790,000

Comparable Properties



1/47 Taylors Rd CROYDON 3136 (REI)

Agent Comments

 3
  2
  2

Price: \$792,000

Method: Private Sale

Date: 02/04/2024

Property Type: Townhouse (Single)

Land Size: 193 sqm approx



4/9 Morris Rd CROYDON 3136 (REI/VG)

Agent Comments

 3
  2
  2

Price: \$775,000

Method: Auction Sale

Date: 17/02/2024

Property Type: Townhouse (Res)

17/75 Eastfield Rd CROYDON 3136 (VG)

Agent Comments

 3
  -
  -

Price: \$700,000

Method: Sale

Date: 27/02/2024

Property Type: Flat/Unit/Apartment (Res)

Account - Barry Plant | P: 03 9722 7166 | F: 03 9722 7008