## 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

Unit 3/22-24 Jackson Street, Croydon Vic 3136

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	/underquot	ing		
Range betweer	\$580,000		&		\$620,000			
Median sale p	rice							
Median price	\$642,500	Pro	operty Type	Unit			Suburb	Croydon
Period - From	04/08/2022	to	03/08/2023		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	2/52-54 Croydon Rd CROYDON 3136	\$600,000	21/07/2023
2	4/24 Lusher Rd CROYDON 3136	\$595,000	12/06/2023
3	5/81 Hewish Rd CROYDON 3136	\$582,000	21/04/2023

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:

04/08/2023 15:59





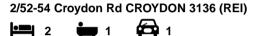


Rooms: 4 Property Type: Flat Agent Comments Indicative Selling Price \$580,000 - \$620,000 Median Unit Price 04/08/2022 - 03/08/2023: \$642,500

# **Comparable Properties**







Price: \$600,000 Method: Private Sale Date: 21/07/2023

Property Type: Unit

4/24 Lusher Rd CROYDON 3136 (REI/VG)

Agent Comments

Agent Comments



Price: \$595,000 Method: Private Sale Date: 12/06/2023 Property Type: Unit Land Size: 148 sqm approx



5/81 Hewish Rd CROYDON 3136 (REI/VG)



Price: \$582,000 Method: Private Sale Date: 21/04/2023 Property Type: Unit Land Size: 243 sqm approx Agent Comments

### Account - Professionals Croydon | P: 03 9725 0000 | F: 03 9725 7354



property data

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