

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$580,000 & \$620,000

### Median sale price

Median price \$642,500 Property Type Unit Suburb Croydon

Period - From 04/08/2022 to 03/08/2023 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	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



2/52-54 Croydon Rd CROYDON 3136 (REI)

Agent Comments



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



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

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)

Agent Comments



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