

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 3/66 Warriën Road, Croydon North Vic 3136

Indicative selling price

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

Range between \$450,000 & \$495,000

Median sale price

Median price \$750,000 Property Type Unit Suburb Croydon North

Period - From 01/04/2023 to 31/03/2024 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	3/102-108 Croydon Rd CROYDON 3136	\$475,000	03/05/2024
2	3/34 Plumer St CROYDON 3136	\$446,000	10/02/2024
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: 23/05/2024 08:52



Rooms: 4
Property Type: Unit
Agent Comments

Indicative Selling Price
\$450,000 - \$495,000
Median Unit Price
Year ending March 2024: \$750,000

Comparable Properties



3/102-108 Croydon Rd CROYDON 3136 (REI) **Agent Comments**



Price: \$475,000
Method: Private Sale
Date: 03/05/2024
Property Type: Unit
Land Size: 240 sqm approx



3/34 Plumer St CROYDON 3136 (REI) **Agent Comments**



Price: \$446,000
Method: Auction Sale
Date: 10/02/2024
Property Type: Unit
Land Size: 184 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 9725 0000 | F: 03 9725 7354