

## 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

3/68 HEWISH ROAD CROYDON VIC 3136

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$410,000

&

\$450,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$656,750

Property type

Unit

Suburb

Croydon

Period-from

01 Nov 2022

to

31 Oct 2023

Source

Corelogic

### 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 6 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

1/6 WICKHAM ROAD CROYDON VIC 3136	\$430,000	26-Jun-23
8/78 CROYDON ROAD CROYDON VIC 3136	\$413,500	21-Jul-23

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 6 months.

This Statement of Information was prepared on: 29 November 2023



**1/6 WICKHAM ROAD CROYDON  
VIC 3136**

Sold Price

<sup>RS</sup>

**\$430,000**

Sold Date

**26-Jun-23**

 2  1  1

Distance

**1.52km**



**8/78 CROYDON ROAD CROYDON  
VIC 3136**

Sold Price

**\$413,500**

Sold Date

**21-Jul-23**

 2  1  1

Distance

**1.14km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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