

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 30A Leigh Road, Croydon Vic 3136

Indicative selling price

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

Range between \$650,000 & \$715,000

Median sale price

Median price \$647,000 Property Type Unit Suburb Croydon

Period - From 23/05/2023 to 22/05/2024 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	2/25 Ruskin Av CROYDON 3136	\$745,000	13/02/2024
2	2/24 Faraday Rd CROYDON SOUTH 3136	\$690,000	01/02/2024
3	5 Barclay Av CROYDON 3136	\$650,000	21/05/2024

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: 23/05/2024 14:06



 3  1  3

Property Type: Unit

Agent Comments

Indicative Selling Price

\$650,000 - \$715,000

Median Unit Price

23/05/2023 - 22/05/2024: \$647,000

Comparable Properties



2/25 Ruskin Av CROYDON 3136 (REI/VG)

Agent Comments

 3  1  2

Price: \$745,000

Method: Private Sale

Date: 13/02/2024

Property Type: Unit

Land Size: 394 sqm approx



2/24 Faraday Rd CROYDON SOUTH 3136 (REI/VG)

Agent Comments

 3  1  1

Price: \$690,000

Method: Private Sale

Date: 01/02/2024

Property Type: Unit

Land Size: 297 sqm approx



5 Barclay Av CROYDON 3136 (REI)

Agent Comments

 3  1  1

Price: \$650,000

Method: Private Sale

Date: 21/05/2024

Property Type: House

Land Size: 375 sqm approx

Account - Barry Plant | P: 03 9803 0400