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

32/5-7 Alfrick Road, Croydon Vic 3136

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	<i>underquot</i>	ting		
Range betweer	\$470,000		&		\$510,000			
Median sale p	rice							
Median price	\$582,000	Pro	operty Type	Unit			Suburb	Croydon
Period - From	23/01/2023	to	22/01/2024	,	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 sixmonths 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	19/24 Croydon Rd CROYDON 3136	\$480,000	05/01/2024
2	G9/4 Alfrick Rd CROYDON 3136	\$480,000	03/10/2023
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:

23/01/2024 15:03



32/5-7 Alfrick Road, Croydon Vic 3136







Property Type: Apartment Agent Comments

Gary Seaye 9725 0000 0412 173 217 garyseaye@methven.com.au

Indicative Selling Price \$470,000 - \$510,000 Median Unit Price 23/01/2023 - 22/01/2024: \$582,000

Comparable Properties



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.

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