

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

4/21 WILLIAM ROAD CROYDON VIC 3136

Indicative selling price

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

Single Price

or range
between

\$590,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,000

Property type

Unit

Suburb

Croydon

Period-from

01 Mar 2023

to

29 Feb 2024

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

6/12-14 NORMAN ROAD CROYDON VIC 3136	\$607,000	18-Dec-23
2/6-8 RAY STREET CROYDON VIC 3136	\$631,000	24-Sep-23
5/1 RAWLINSON STREET CROYDON VIC 3136	\$601,000	19-Jan-24

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: 14 March 2024



6/12-14 NORMAN ROAD CROYDON VIC 3136 Sold Price **\$607,000** Sold Date **18-Dec-23**

2 1 1

Distance **0.09km**



2/6-8 RAY STREET CROYDON VIC 3136 Sold Price **\$631,000** Sold Date **24-Sep-23**

2 1 1

Distance **1.71km**



5/1 RAWLINSON STREET CROYDON VIC 3136 Sold Price ^{RS} **\$601,000** Sold Date **19-Jan-24**

2 1 1

Distance **0.73km**

RS = Recent sale

UN = Undisclosed Sale

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