

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or locality and postcode

Indicative selling price

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

Range between &

Median sale price

Median price Property Type Suburb

Period - From to Source

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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	32/5-7 Alfrick Rd CROYDON 3136	\$485,000	29/02/2024
2	206/4 Alfrick Rd CROYDON 3136	\$480,000	13/02/2024
3	208/291 Mt Dandenong Rd CROYDON 3136	\$480,000	19/03/2024

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:



Property Type:
Agent Comments

Indicative Selling Price
\$450,000 - \$495,000
Median Unit Price
December quarter 2023: \$700,000

Comparable Properties



32/5-7 Alfrick Rd CROYDON 3136 (REI)

Agent Comments



Price: \$485,000
Method: Private Sale
Date: 29/02/2024
Property Type: Apartment



206/4 Alfrick Rd CROYDON 3136 (REI)

Agent Comments



Price: \$480,000
Method: Private Sale
Date: 13/02/2024
Property Type: Apartment



208/291 Mt Dandenong Rd CROYDON 3136 (REI)

Agent Comments



Price: \$480,000
Method: Private Sale
Date: 19/03/2024
Property Type: Apartment