## Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 6/147-149 Maroondah Highway, Croydon Vic 3136

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$500,000		&		\$550,000			
Median sale p	rice							
Median price	\$656,150	Pro	operty Type	Unit			Suburb	Croydon
Period - From	01/01/2023	to	31/12/2023		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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	3/22-24 Jackson St CROYDON 3136	\$600,000	06/09/2023
2	3/23 William Rd CROYDON 3136	\$573,000	18/12/2023
3	10/65 Hewish Rd CROYDON 3136	\$530,000	29/11/2023

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:

22/01/2024 17:25









Property Type: Unit Land Size: 144 sqm approx Agent Comments Indicative Selling Price \$500,000 - \$550,000 Median Unit Price Year ending December 2023: \$656,150

# **Comparable Properties**



3/22-24 Jackson St CROYDON 3136 (REI)



Price: \$600,000 Method: Private Sale Date: 06/09/2023 Property Type: Unit Land Size: 138 sqm approx

3/23 William Rd CROYDON 3136 (REI)

Agent Comments

Agent Comments



Ray White

Price: \$573,000 Method: Private Sale Date: 18/12/2023 Property Type: Unit Land Size: 209 sqm approx

10/65 Hewish Rd CROYDON 3136 (REI)



Agent Comments



Price: \$530,000 Method: Private Sale Date: 29/11/2023 Property Type: Unit Land Size: 146 sqm approx

#### Account - Hoskins | P: 03 9722 9755



property data

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