

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 6/147-149 Maroondah Highway, Croydon Vic 3136

Indicative selling price

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

Range between \$500,000 & \$550,000

Median sale price

Median price \$656,150 Property Type Unit Suburb Croydon

Period - From 01/01/2023 to 31/12/2023 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	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



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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)

Agent Comments

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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

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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

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

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