

# 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

7/14-16 Vernon Street, Croydon Vic 3136

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$670,000 & \$730,000

### Median sale price

Median price \$700,000 Property Type Unit Suburb Croydon

Period - From 01/10/2023 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	1/25 Ruskin Av CROYDON 3136	\$720,000	02/11/2023
2	2/10 Mirabel Av RINGWOOD EAST 3135	\$690,000	13/02/2024
3	3/15 Yvonne Av CROYDON SOUTH 3136	\$670,000	15/09/2023

**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.~~

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Lachlan Williams

9722 9755

0414 582 556

teamwilliams@hoskins.com.au

**Indicative Selling Price**

\$670,000 - \$730,000

**Median Unit Price**

December quarter 2023: \$700,000



 2  1  1

**Rooms:** 3

**Property Type:** Unit

**Land Size:** 177 sqm approx

Agent Comments

## Comparable Properties



1/25 Ruskin Av CROYDON 3136 (REI/VG)

Agent Comments

 2  1  1

**Price:** \$720,000

**Method:** Private Sale

**Date:** 02/11/2023

**Property Type:** Unit

**Land Size:** 306 sqm approx



2/10 Mirabel Av RINGWOOD EAST 3135 (REI)

Agent Comments

 2  1  1

**Price:** \$690,000

**Method:** Private Sale

**Date:** 13/02/2024

**Property Type:** Unit

**Land Size:** 230 sqm approx



3/15 Yvonne Av CROYDON SOUTH 3136 (REI/VG)

Agent Comments

 2  1  1

**Price:** \$670,000

**Method:** Private Sale

**Date:** 15/09/2023

**Property Type:** Townhouse (Single)

**Land Size:** 175 sqm approx

Account - Hoskins | P: 03 9722 9755