## 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 7/14-16 Vernon Street, Croydon Vic 3136

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$670,000		&		\$730,000			
Median sale pi	rice							
Median price	\$700,000	Pro	operty Type	Unit			Suburb	Croydon
Period - From	01/10/2023	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.

Ad	dress 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.

This Statement of Information was prepared on:

05/03/2024 17:11



7/14-16 Vernon Street, Croydon Vic 3136



Lachlan Williams



Rooms: 3 Property Type: Unit Land Size: 177 sqm approx Agent Comments 9722 9755 0414 582 556 teamwilliams@hoskins.com.au

Indicative Selling Price \$670,000 - \$730,000 Median Unit Price December quarter 2023: \$700,000

# **Comparable Properties**



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

2/10 Mirabel Av RINGWOOD EAST 3135 (REI)



Price: \$720,000 Method: Private Sale Date: 02/11/2023 Property Type: Unit Land Size: 306 sqm approx Agent Comments

Agent Comments

Agent Comments



Price: \$690,000 Method: Private Sale Date: 13/02/2024 Property Type: Unit Land Size: 230 sqm approx

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



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



propertydata

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