

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

7/43-45 Beaufort Road, Croydon Vic 3136

Indicative selling price

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

Range between \$590,000 & \$645,000

Median sale price

Median price \$650,000 Property Type Unit Suburb Croydon

Period - From 01/04/2023 to 30/06/2023 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 | 15/40-44 Lusher Rd CROYDON 3136 | \$642,500 | 05/07/2023 |
| 2 | 2/92 Maroondah Hwy CROYDON 3136 | \$640,000 | 27/07/2023 |
| 3 | 4/24 Lusher Rd CROYDON 3136 | \$595,000 | 12/06/2023 |

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:

04/10/2023 16:34



Property Type: Unit

Agent Comments

Comparable Properties



15/40-44 Lusher Rd CROYDON 3136 (REI)

Agent Comments



Price: \$642,500

Method: Private Sale

Date: 05/07/2023

Property Type: Unit

Land Size: 210 sqm approx



2/92 Maroondah Hwy CROYDON 3136 (REI/VG) Agent Comments



Price: \$640,000

Method: Private Sale

Date: 27/07/2023

Property Type: Unit



4/24 Lusher Rd CROYDON 3136 (REI/VG)

Agent Comments



Price: \$595,000

Method: Private Sale

Date: 12/06/2023

Property Type: Unit

Land Size: 148 sqm approx