

# 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  
Apartment 9/13-15 Hewish Road, 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 \$390,000 & \$420,000

### Median sale price

Median price \$683,250 Property Type Unit Suburb Croydon

Period - From 01/07/2023 to 30/09/2023 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	100/13-15 Hewish Rd CROYDON 3136	\$417,500	17/10/2023
2	32/13-15 Hewish Rd CROYDON 3136	\$400,000	13/06/2023
3	66/13-15 Hewish Rd CROYDON 3136	\$390,000	13/06/2023

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: 01/11/2023 15:52



**Property Type:** Townhouse  
(Single)

[Agent Comments](#)

**Indicative Selling Price**  
\$390,000 - \$420,000  
**Median Unit Price**  
September quarter 2023: \$683,250

## Comparable Properties



**100/13-15 Hewish Rd CROYDON 3136 (REI)**

[Agent Comments](#)



**Price:** \$417,500  
**Method:** Private Sale  
**Date:** 17/10/2023  
**Property Type:** Unit



**32/13-15 Hewish Rd CROYDON 3136 (REI)**

[Agent Comments](#)



**Price:** \$400,000  
**Method:** Private Sale  
**Date:** 13/06/2023  
**Property Type:** Unit



**66/13-15 Hewish Rd CROYDON 3136 (REI)**

[Agent Comments](#)



**Price:** \$390,000  
**Method:** Private Sale  
**Date:** 13/06/2023  
**Property Type:** Apartment