

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

9/65 Hewish Road, 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 \$642,500 Property Type Unit Suburb Croydon

Period - From 02/08/2022 to 01/08/2023 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	5/355 Dorset Rd CROYDON 3136	\$550,000	19/04/2023
2	5/9 Churchill Rd CROYDON 3136	\$530,000	27/07/2023
3	6/73 Hewish Rd CROYDON 3136	\$520,000	05/04/2023

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:

02/08/2023 14:15



Rooms: 5
Property Type: Unit
Agent Comments

Indicative Selling Price
\$500,000 - \$550,000
Median Unit Price
02/08/2022 - 01/08/2023: \$642,500

Comparable Properties



5/355 Dorset Rd CROYDON 3136 (REI)

Agent Comments



Price: \$550,000
Method: Private Sale
Date: 19/04/2023
Property Type: Unit



5/9 Churchill Rd CROYDON 3136 (REI)

Agent Comments



Price: \$530,000
Method: Private Sale
Date: 27/07/2023
Property Type: Unit
Land Size: 170 sqm approx



6/73 Hewish Rd CROYDON 3136 (REI/VG)

Agent Comments



Price: \$520,000
Method: Private Sale
Date: 05/04/2023
Property Type: Unit
Land Size: 192 sqm approx

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