## 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	cons	sumer.vic.go	ov.au/	<i>underquot</i>	ting		
Range betweer	\$500,000		&		\$550,000			
Median sale p	rice							
Median price	\$642,500	Pro	operty Type	Unit			Suburb	Croydon
Period - From	02/08/2022	to	01/08/2023		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.

Add	dress 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



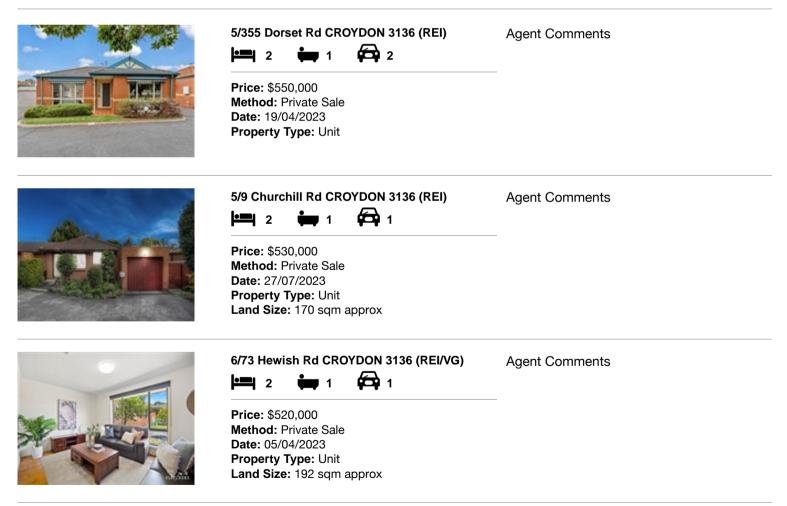






Rooms: 5 Property Type: Unit Agent Comments Indicative Selling Price \$500,000 - \$550,000 Median Unit Price 02/08/2022 - 01/08/2023: \$642,500

# **Comparable Properties**



Account - Professionals Croydon | P: 03 9725 0000 | F: 03 9725 7354





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