

# 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 98 Hawthory 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 \$720,000 & \$770,000

### Median sale price

Median price \$801,000 Property Type Townhouse Suburb Croydon

Period - From 15/08/2022 to 14/08/2023 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	3/8 Summit Ct MOOROOLBARK 3138	\$770,000	17/03/2023
2	2/4-6 Cambridge Rd MOOROOLBARK 3138	\$730,000	13/07/2023
3	1 Duggie Mews KILSYTH 3137	\$690,000	05/05/2023

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: 15/08/2023 15:07



 3    2    1

**Property Type:** Townhouse

**Land Size:** 261 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$720,000 - \$770,000

**Median Townhouse Price**

15/08/2022 - 14/08/2023: \$801,000

## Comparable Properties

**3/8 Summit Ct MOOROOLBARK 3138 (REI/VG)** **Agent Comments**

 3    2    2

**Price:** \$770,000

**Method:** Sold Before Auction

**Date:** 17/03/2023

**Property Type:** Townhouse (Res)

**Land Size:** 205 sqm approx



**2/4-6 Cambridge Rd MOOROOLBARK 3138 (REI)** **Agent Comments**

 3    2    2

**Price:** \$730,000

**Method:** Private Sale

**Date:** 13/07/2023

**Property Type:** Townhouse (Single)



**1 Duggie Mews KILSYTH 3137 (REI)** **Agent Comments**

 3    2    2

**Price:** \$690,000

**Method:** Private Sale

**Date:** 05/05/2023

**Property Type:** Townhouse (Single)

**Account - Barry Plant | P: 03 9842 8888**