

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 4/26 Railway Crescent, Croydon Vic 3136

Indicative selling price

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

Range between \$750,000 & \$795,000

Median sale price

Median price \$753,500 Property Type Townhouse Suburb Croydon
Period - From 16/05/2021 to 15/05/2022 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	3/27 Vinter Av, Croydon, Vic 3136, Australia	\$757,500	30/04/2022
2	3/194 Dorset Rd, Croydon, Vic 3136, Australia	\$725,000	26/04/2022
3	1/58 Dorset Rd, Croydon, Vic 3136, Australia	\$737,900	23/04/2022

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: 16/05/2022 10:48