

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

12/24 Croydon Road, Croydon Vic 3136

Indicative selling price

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

Range between \$395,000 & \$430,000

Median sale price

Median price \$671,000 Property Type Unit Suburb Croydon

Period - From 01/10/2022 to 31/12/2022 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	115/211 Mt Dandenong Rd CROYDON 3136	\$410,000	11/12/2022
2	102/10 Alfrick Rd CROYDON 3136	\$395,000	15/02/2023
3			

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.

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Indicative Selling Price

\$395,000 - \$430,000

Median Unit Price

December quarter 2022: \$671,000



Property Type: Apartment

Agent Comments

Comparable Properties



115/211 Mt Dandenong Rd CROYDON 3136 (REI/VG)

Agent Comments



Price: \$410,000

Method: Private Sale

Date: 11/12/2022

Property Type: Apartment



102/10 Alfrick Rd CROYDON 3136 (REI/VG)

Agent Comments



Price: \$395,000

Method: Private Sale

Date: 15/02/2023

Property Type: Apartment

Land Size: 102 sqm approx

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.

Account - LJ Hooker Croydon | P: 03 9725 8811 | F: 03 9725 4240