Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 7/14-16 Vernon Street, Croydon Vic 3136

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$630,000		&		\$690,000			
Median sale pi	rice							
Median price	\$655,300	Pro	operty Type	Unit			Suburb	Croydon
Period - From	01/04/2023	to	31/03/2024		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	2/25 Plumer St CROYDON 3136	\$686,000	19/04/2024
2	2/111 Patterson St RINGWOOD EAST 3135	\$657,500	01/03/2024
3	3/12 Plumer St CROYDON 3136	\$624,500	06/03/2024

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:

30/04/2024 08:47



7/14-16 Vernon Street, Croydon Vic 3136







Property Type: Unit Agent Comments

Lachlan Williams 9722 9755 0414 582 556 teamwilliams@hoskins.com.au

Indicative Selling Price \$630,000 - \$690,000 **Median Unit Price** Year ending March 2024: \$655,300

Comparable Properties



2/25 Plumer St CROYDON 3136 (REI)



Price: \$686,000 Method: Private Sale Date: 19/04/2024 Property Type: Unit

Agent Comments

Agent Comments



2/111 Patterson St RINGWOOD EAST 3135 (REI/VG) 2

Price: \$657,500 Method: Private Sale Date: 01/03/2024 Property Type: Unit

3/12 Plumer St CROYDON 3136 (REI)



Agent Comments

Price: \$624.500 Method: Private Sale Date: 06/03/2024 Property Type: Unit

Account - Hoskins | P: 03 9722 9755



propertydata

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