

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

15 Todd Court, Croydon Vic 3136

Indicative selling price

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

Range between \$750,000

&

\$800,000

Median sale price

Median price \$550,000

Property Type Unit

Suburb Croydon

Period - From 01/10/2018

to 30/09/2019

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	3/22 Joffre St CROYDON 3136	\$835,000	11/08/2019
2	16a Emma Rd CROYDON 3136	\$749,000	13/05/2019
3	2/58 Croydon Rd CROYDON 3136	\$705,000	16/07/2019

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:

30/10/2019 15:15



Property Type: Unit
Agent Comments

Indicative Selling Price

\$750,000 - \$800,000

Median Unit Price

Year ending September 2019: \$550,000

Comparable Properties

3/22 Joffre St CROYDON 3136 (VG)

Agent Comments



Price: \$835,000

Method: Sale

Date: 11/08/2019

Property Type: Flat/Unit/Apartment (Res)



16a Emma Rd CROYDON 3136 (REI/VG)

Agent Comments



Price: \$749,000

Method: Private Sale

Date: 13/05/2019

Rooms: 6

Property Type: Townhouse (Single)

Land Size: 416 sqm approx



2/58 Croydon Rd CROYDON 3136 (REI/VG)

Agent Comments



Price: \$705,000

Method: Private Sale

Date: 16/07/2019

Property Type: Unit

Land Size: 179 sqm approx