



## Statement of Information

Section 47AF of the Estate Agents Act 1980

Unit offered for sale  
**1-4/3 Ross Road,  
CROYDON 3136**

Unit

4 beds

2 baths

2 parking

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Unit 1	Single price <b>\$847,500</b>
Unit 2	Single price <b>\$828,800</b>
Unit 3	Single price <b>\$839,700</b>
Unit 4	Single price <b>\$845,300</b>

### Suburb unit median sale price

Median **Unit** for **CROYDON** for period **Jun 2019 - Oct 2019**  
Sourced from [realestate.com.au](http://realestate.com.au).

**\$784,000**

### Comparable property sales

These are the three units 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 the most comparable to the property for sale.

#### Unit 1

<b>3/22 Joffre Steet,</b> Croydon 3136	Price <b>\$835,000</b> Sold 11 August 2019
<b>6/48 Lusher Road,</b> Croydon 3136	Price <b>\$835,000</b> Sold 23 July 2019
<b>1 Gallipoli Parade,</b> Croydon 3136	Price <b>\$815,000</b> Sold 25 September 2019

#### Unit 2

<b>3/22 Joffre Steet,</b> Croydon 3135	Price <b>\$835,000</b> Sold 11 August 2019
<b>6/48 Lusher Road,</b> Croydon 3136	Price <b>\$835,000</b> Sold 23 July 2019

### Stockdale & Leggo Croydon

149 Main Street,  
Croydon VIC 3136

### Contact agents



**Benjamin Hollow**  
Stockdale & Leggo

03 9723 0060  
0425 407363

[benjamin.hollow@stockdaleleggo.com.au](mailto:benjamin.hollow@stockdaleleggo.com.au)



**Steve Hatfield**  
Stockdale & Leggo

03 9723 0060  
0418 585 631

[steve.hatfield@stockdaleleggo.com.au](mailto:steve.hatfield@stockdaleleggo.com.au)

**Stockdale  
& Leggo**

**1 Gallipoli Parade,**  
Croydon 3136

Price **\$815,000** Sold 25  
September 2019

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### Unit 3

**3/22 Joffre Steet,**  
Croydon 3136

Price **\$835,000** Sold 11  
August 2019

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**6/48 Lusher Road,**  
Croydon 3136

Price **\$835,000** Sold 23 July  
2019

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**1 Gallipoli Parade,**  
Croydon 3136

Price **\$815,000** Sold 25  
September 2019

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### Unit 4

**3/22 Joffre Steet,**  
Croydon 3136

Price **\$835,000** Sold 11  
August 2019

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**6/48 Lusher Road,**  
Croydon 3136

Price **\$835,000** Sold 23 July  
2019

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**1 Gallipoli Parade,**  
Croydon 3136

Price **\$815,000** Sold 25  
September 2019

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This Statement of Information was prepared on 4th Oct 2019

## Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from realestate.com.au.