

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

102/13-15 Hewish Road, Croydon Vic 3136

Indicative selling price

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

Single price \$286,000

Median sale price

Median price \$552,750 House Unit X Suburb Croydon

Period - From 01/07/2018 to 30/09/2018 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	2/12 Alfrick Rd CROYDON 3136	\$325,000	19/07/2018
2	96/13-15 Hewish Rd CROYDON 3136	\$286,000	08/10/2018
3	97/13-15 Hewish Rd CROYDON 3136	\$280,000	05/06/2018

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
\$286,000

Median Unit Price
September quarter 2018: \$552,750



Rooms:
Property Type: House (Previously Occupied - Detached)
Agent Comments

Comparable Properties



2/12 Alfrick Rd CROYDON 3136 (REI/VG)

Agent Comments



Price: \$325,000
Method: Private Sale
Date: 19/07/2018
Rooms: 2
Property Type: Apartment



96/13-15 Hewish Rd CROYDON 3136 (REI/VG)

Agent Comments



Price: \$286,000
Method: Private Sale
Date: 08/10/2018
Rooms: 2
Property Type: Apartment



97/13-15 Hewish Rd CROYDON 3136 (REI/VG)

Agent Comments



Price: \$280,000
Method: Private Sale
Date: 05/06/2018
Rooms: 2
Property Type: Unit