

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

1/10 ALFRICK ROAD CROYDON VIC 3136

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$385,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

Property type

Unit

Suburb

Croydon

Period-from

01 Sep 2022

to

31 Aug 2023

Source

Corelogic

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

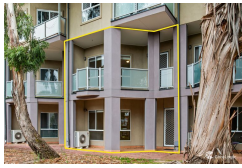
Date of sale

32/13-15 HEWISH ROAD CROYDON VIC 3136	\$400,000	13-Jun-23
218/211 MT DANDENONG ROAD CROYDON VIC 3136	\$410,000	10-May-23
37/13-15 HEWISH ROAD CROYDON VIC 3136	\$380,000	31-May-23

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 6 months.~~

This Statement of Information was prepared on: 05 September 2023



**32/13-15 HEWISH ROAD CROYDON
VIC 3136**

Sold Price

\$400,000

Sold Date

13-Jun-23



2



1



1

Distance

0.63km



**218/211 MT DANDENONG ROAD
CROYDON VIC 3136**

Sold Price

\$410,000

Sold Date

10-May-23



2



1



1

Distance

0.53km



**37/13-15 HEWISH ROAD CROYDON
VIC 3136**

Sold Price

\$380,000

Sold Date

31-May-23



2



1



1

Distance

0.63km

RS = Recent sale

UN = Undisclosed Sale

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