## 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

6/60-62 Beaufort Road, Croydon Vic 3136

#### Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | v.au/ | underquot | ting |        |         |
|-----------------|-------------------|------|--------------|-------|-----------|------|--------|---------|
| Range betweer   | \$550,000         |      | &            |       | \$600,000 |      |        |         |
| Median sale p   | rice              |      |              |       |           |      |        |         |
| Median price    | \$673,000         | Pro  | operty Type  | Unit  |           |      | Suburb | Croydon |
| Period - From   | 10/08/2021        | to   | 09/08/2022   |       | 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.

| Ado | dress of comparable property         | Price     | Date of sale |
|-----|--------------------------------------|-----------|--------------|
| 1   | 3/65 Patterson St RINGWOOD EAST 3135 | \$590,000 | 25/06/2022   |
| 2   | 4/26 Lusher Rd CROYDON 3136          | \$580,000 | 06/07/2022   |
| 3   | 4/49 Beaufort Rd CROYDON 3136        | \$580,000 | 21/02/2022   |

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:

10/08/2022 11:08









Rooms: 5 Property Type: Unit Agent Comments Indicative Selling Price \$550,000 - \$600,000 Median Unit Price 10/08/2021 - 09/08/2022: \$673,000

# **Comparable Properties**





3/65 Patterson St RINGWOOD EAST 3135 (REI) Agent Comments



Price: \$590,000 Method: Auction Sale Date: 25/06/2022 Rooms: 3 Property Type: Unit Land Size: 143 sqm approx

4/26 Lusher Rd CROYDON 3136 (REI)

Agent Comments



Price: \$580,000 Method: Private Sale Date: 06/07/2022 Property Type: Unit Land Size: 244 sqm approx

H AND

4/49 Beaufort Rd CROYDON 3136 (VG)



Agent Comments

Price: \$580,000 Method: Sale Date: 21/02/2022 Property Type: Flat/Unit/Apartment (Res)

#### Account - Philip Webb



propertydata

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