

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

10/5-7 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

or range
between

\$460,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$682,000

Property type

Unit

Suburb

Croydon

Period-from

01 Mar 2024

to

28 Feb 2025

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

33/13-15 HEWISH ROAD CROYDON VIC 3136	\$448,000	10-Nov-24
4/12 ALFRICK ROAD CROYDON VIC 3136	\$423,000	21-Jan-25

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 March 2025



33/13-15 HEWISH ROAD CROYDON VIC 3136 Sold Price **\$448,000** Sold Date **10-Nov-24**

 2  1  1

Distance **0.66km**



4/12 ALFRICK ROAD CROYDON VIC 3136 Sold Price **\$423,000** Sold Date **21-Jan-25**

 2  1  1

Distance **0.08km**

RS = Recent sale

UN = Undisclosed Sale

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